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Editorial Notes

Ordnance Survey Landmark

FOR the first time in the history of the country the whole of Great Britain is now covered by a single series of Ordnance Survey one inch to one mile maps in which all sheets are similar in projection, size and style. This important milestone was reached when the last six sheets of the Seventh Series were published on 5th August, 1961.

The Ordnance Survey was founded in 1791. Its first task was to produce maps to help in stemming the threatened invasion from France. The first one-inch sheets to be published were those of Kent in 1801 and Essex in 1805. They were made primarily for this purpose and were published in black and white only. But the need for maps in peace as well as in war was soon realised, and the survey was carried northwards, reaching a line from Preston to Hull by 1840. This year saw the commencement of a new survey at six inches to the mile, beginning in Northern England and continuing into Scotland and Southern England. Thereafter the field work for the one-inch map was done at the six-inch scale, instead of the original two-inch. This "New Series" one-inch was completed in 1892, and in the next year work was begun on the Third Edition, in which contours and colours were used for the first time. The Fourth Edition, known as the "Popular," was commenced in 1919, to be followed by the Fifth, for which work started in 1928. This edition covered only Southern England, and carried hill shading in addition to contours. After the last war, there was produced a Sixth "New Popular" Edition for England and Wales, while Scotland retained the "Popular." Both incorporated all available corrections.

It had become apparent, however, that the drawings of the one-inch map could no longer be effectively maintained to an acceptable standard, and the map would have to be redrawn. Accordingly, the Seventh Series was designed as a completely new map, of which the first sheets, Hereford and Chester, appeared in 1952. Working to a programme of about 20 sheets a year it has taken nine years to complete the 190 sheets of the series from sheet 1, which covers Yell and Unst in the Shetlands, to sheet 190 covering Falmouth in Cornwall.

This is an era of rapid change, so the work of nine years ago is soon out of date and revision of the maps could not await completion of the series. Nine fully revised sheets have already been published and many others have been reprinted incorporating major changes including the new roads. Fully revised sheets are now being produced at a rate

of about 12 sheets per year, but whenever any sheet is reprinted, which occurs on an average about once every five years, a special revision of the major road information is made so that all maps are up to date in this respect when they are prepared for printing, even though they may not be otherwise revised. Sheets are chosen for full revision in accordance with the amount of change. Thus, though some may not be fully revised for 20 years or so, others may warrant full revision after only some 5 to 10 years.

The Ordnance Survey has many other mapping tasks in hand including a new series of maps at the scale of a quarter inch to one mile, as well as the re-survey or revision of the large scale plans at 25 inches and 50 inches to one mile. Nevertheless, the one inch map remains the Ordnance Survey's "best seller" with annual sales of over one million copies.

Council on Tribunals

DURING 1960, some 122,000 cases—most of them involving some form of dispute between a private individual and a government department—were decided by administrative tribunals coming under the purview of the Council on Tribunals. In addition, appeals against planning decisions and objections to compulsory purchase orders made by local authorities were the subject of at least 5,700 statutory enquiries under the Council's supervision.

The Council on Tribunals, whose job it is to act as a watchdog for the ordinary citizen and to see that he gets fair play, has now been established two years and its second report (HMSO 2s. 6d. net) has recently been published. The investigation of individual complaints from citizens is only a part of the Council's activities but it appears that this function will form an increasingly important part in the future. This is a development which perhaps was not fully foreseen when the constitution of the Council was first considered and if this work continues to grow at the present rate it will soon exceed the capacity of a body of part-time members. In 1960, 52 complaints were received (29 in 1959) of which 31 concerned tribunals and 21 concerned statutory inquiries. The largest group of complaints concerned the constitution and working of Rent Tribunals.

Because of the large number of complaints about Rent Tribunals the Council has decided to make a detailed examination of certain aspects of their work; the two principal defects which are the concern of the Council are the lack of a clear code of procedure and the absence of a right of appeal except on a point of law.

Balch Essex Prize 1961

PROSPECTIVE entrants to this year's Balch Essex Prize for a report and forecast on the real property market have a distinct advantage over those of last year. They can read the first prize winning paper by Mr. I. St. Clair Morgan (published in the February, 1961, issue) and also the helpful comments made by last year's adjudicators (published on page 2 of the July, 1961, issue).

The prize this year is 30 guineas or 60 guineas if the winner is a member of the Rural Essex Branch; entrants must be under 40 years. Full details of the prize are given on page 129 of this issue.

The Threat of the Coypu

THE coypu is an aquatic rodent, native to South America, and because of its economic possibilities (its flesh is edible and its fur is the poor man's mink) it has been kept in captivity in many countries. A number of coypu fur farms were started in this country about thirty years ago. Not unnaturally a few animals escaped from captivity and set up homes in the aquatic vegetation of the Broads area of East Anglia; it must have suited them for they have prospered to such an extent (the wild coypu population is now estimated to be about 500,000—still largely confined to East Anglia) that

they are now regarded as a potential menace to agriculture.

Not surprisingly coypus do not like cold weather and a prolonged spell of hard weather kills off many; the Ministry of Agriculture had been hoping that this would happen last winter. Now experts say that not even a succession of cold winters can be relied upon to keep the population within reasonable bounds and that recourse must be had to the normal methods of trapping and shooting or, to quote an unlikely source, the Sixth Report of the Estimates Committee, "knocking the animals on the head."

Commission for the New Towns

SIR DUNCAN ANDERSON has been appointed Chairman of the Commission for the New Towns which comes into being on 1st October, 1961. Until recently, Sir Duncan was Chairman of the Federal Power Board of Rhodesia and Nyasaland—which was responsible for the construction of the Kariba project.

So far two members of the Commission have been appointed; these are Mr. Henry Wells (r) and General Sir Nevil Brownjohn who are the present chairmen of Hemel Hempstead and Crawley Development Corporations respectively. One or two further appointments will be made before 1st October.

Rebuilding

Appointment of Architect and Quantity Surveyor

It was announced in the August issue of *The Chartered Surveyor* that the Council have appointed Mr. Denys Lasdun, MBE, FRIBA, as consultant architect with a view to obtaining planning permission and other necessary consents for rebuilding on the site of the Institution, and Mr. Alfred Harris, DSO (r), as consultant quantity surveyor.

Mr. Denys Lasdun is senior partner in the firm of Denys Lasdun and Partners, chartered architects, of 3, Albany Terrace, London, NW1; and Mr. Alfred Harris is senior partner in the firm of Widnell and Trollope, quantity surveyors, of Broadway Court, Broadway, London SW1.

Mr. Lasdun practised before the war in association with Wells Coates, and subsequently with Tecton, then as Drake

and Lasdun till 1951, then as a partner in the firm of Fry, Drew, Drake and Lasdun, until he established his present firm in 1959. He served during the war in the Royal Engineers, and was awarded the MBE. His work in London includes housing schemes, a large store in the Strand, and luxury flats in St. James's Place, for which he has been awarded the RIBA Bronze Medal. He is currently engaged on new buildings for the Royal College of Physicians in Regent's Park, London, and the new Fitzwilliam College, Cambridge. He has also been responsible for public buildings in Ghana.

On his appointment as consultant architect to the Institution Mr. Lasdun was invited by the Council to nominate a quantity surveyor and it was upon his recommendation that the Council have been pleased to appoint Mr. Alfred Harris.

Mr. Alfred Harris has been senior partner in the firm of Widnell and Trollope for 36 years and a Fellow of the Institution since 1936. He served on the Quantity Surveyors Committee from 1940 to 1949. During the 1914-18 war, Mr. Harris served with the Royal Field Artillery and was awarded the DSO at Flers, the first battle in which tanks were used. During the last war he served on the Central Council for Works and Buildings Committee who were responsible for the report on the Placing and Management of Building Contracts published in 1944 and also on the committee which prepared the National Standard Schedule of Prices for War Time Contracts, published in 1942. He was Chairman of the Committee which prepared the report on the future of the quantity surveying profession published in 1942.

Mr. Harris's firm has been concerned with Mr. Lasdun in several of his important works, notably in London and Cambridge. The firm also has offices in Ghana, Nigeria, the West Indies and the Arabian Gulf.



Mr. Denys Lasdun

THE LITTLE BUDGET

The following are the personal comments of three chartered surveyors on the Chancellor of the Exchequer's new economic measures.

K. J. SPEAKMAN-BROWN (F)

AUSTRALIA eight for one." This cheering, albeit premature, report of the proceedings at Old Trafford turned my mind away from the worries at Westminster. The report came from a surveyor whose business is largely centred round Building Society work. "Selwyn," he said, "has shut up the shop—so I am at home watching the Test Match."

Further reflection supports the cricket analogy. The "ridge" at Lords was a nine-days-wonder before surveyors with theodolites got at it and indeed for a short while after that. The ripple or ridge was then engulfed by the tide of greater events. Whilst surveyors will not be allowed to get at it, however much they might wish to, the "little budget" has been accorded the same puffed-up publicity and has produced a similar shallow but nagging irritant.

My instructions are to give a provincial view on the likely effects of the Chancellor's measures, proposals and threats—a provocative and hazardous venture. He gave the impression of playing out time with an old and somewhat battered ball whilst waiting for the skipper to come on with the new one.

The cost of living index automatically goes up—beer and baccy! Building and agricultural wage claims are presented with a ready-made case, but up also go overheads—transport and borrowed money. Can the employers of labour argue one factor against the other and so restrain the apparently inevitable spiral? I think not. The psychological approach has not conditioned the mood of the wage earner to pay any attention whatsoever to restraint.

Old houses will obviously become more difficult to sell but the builders of new houses will be pegged back by rising costs and by the restrictions on borrowed money, which will affect them as much as prospective purchasers. The chase for building land will slacken and the market will soften in consequence. One factor will largely balance another and thus prevent the bottom dropping out of either market.

The land presents a different picture. Farmers generally have had decreasing earnings for several years and they are already faced with wage claims which will now be boosted. The threatened critical review of subsidies, upon which the small farmer largely depends, implies reduction whatever the circumstance. A thoroughly depressing prospect, which must turn away from the land all but those who can afford to plan far ahead.

The real estate market is similarly under undisclosed menace. To what extent will transactions be defined as "trading activities"? The immediate effect has been a slackening of competition at auction and complete withdrawal of tentative offers. Small business will decline and only those large-scale operations which are already launched will proceed unchecked.

The general effect in the building industry will be similar—to pinch out the small job and trim the large. The reduced demand will give much needed breathing space, but will it

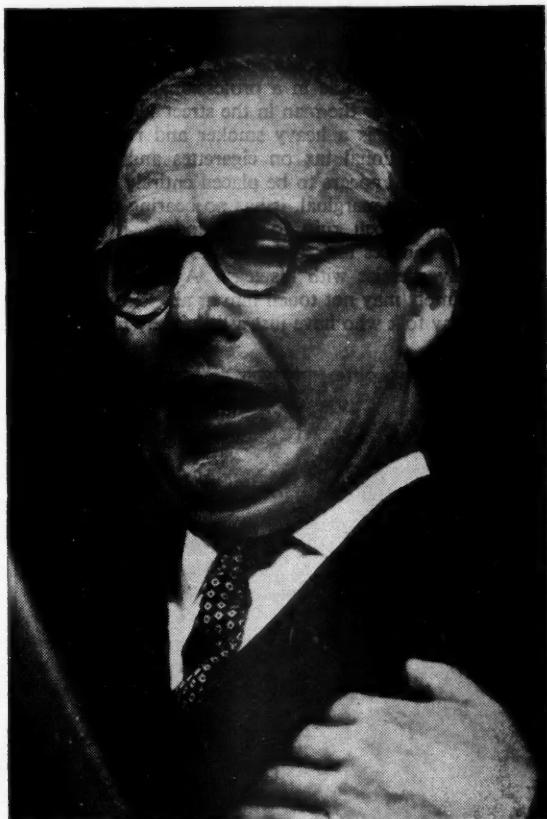


Photo : *The Times*.

"I have tried to keep a proper balance in these proposals."

really persuade the industry to get its potential productivity into top gear? The potential could swallow all, and more, of the present output. The measures adopted do not seem to have supplied a sufficient jolt to achieve this effect.

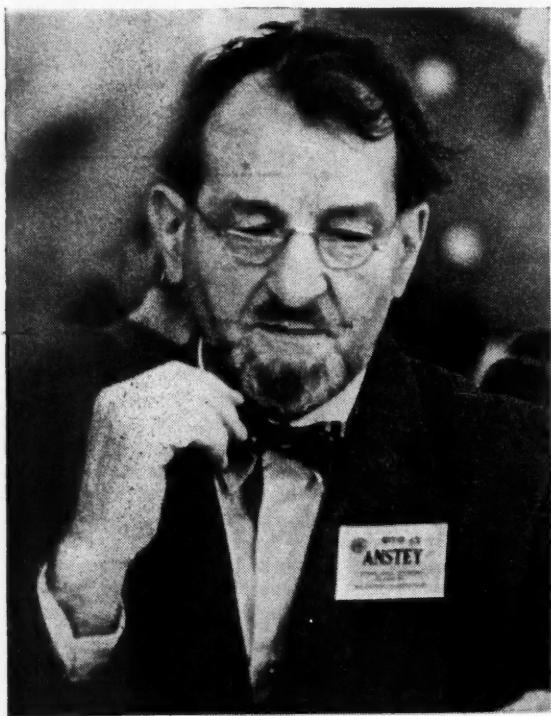
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BRYAN ANSTEY, BSC (F)

WHAT follows is something which no surveyor should ever do, namely, go on record without mature reflection. However, that is what was wanted. By the time it is in print it will be out-of-date but by the same token therein lies any merit which it may possess because what I am writing now are thoughts which have been coming up into my mind during this day, the 26th July, brought there and made effervescent by the strong measures of the Chancellor's emergency programme and bubbling up through the thoughts inevitably present in a surveyor's mind in a day of practice already crammed full of appointments.

It is sometimes tempting for a surveyor to say that on a certain matter he is speaking as a layman, but no professional man can really do that, for whether he wills it or no his thinking is conditioned by his special knowledge. Even if he appears to speak as a layman, he must still be

carrying a measure of responsibility in respect of matters touching his particular field beyond that of the layman, because remarks which would be merely natural in a layman may well be irresponsible in a professional man. Besides, who is the layman or the man in the street ? To a man on a fixed salary who is a heavy smoker and runs a car for pleasure, an additional tax on cigarettes and on petrol is sheer burden and appears to be placed entirely on him, but it is, after all, only marginal, it has no bearing on his livelihood, it cannot spell ruin to him, indeed it may spell salvation if it induces him to smoke less and to take a little more healthy exercise with his legs. Again, a rise in the bank rate simply may not touch him at all. He may be one of those many folk who have just a little margin put by and



"I can see at least a possibility of some professional men being stricken down in their very livelihood."

who do not work on their own overdraft even when the bank manager (if one is to believe the advertisements), has practically seduced him into accepting a loan as a favour. True, he may have a building society mortgage, and the rate of interest on home loans may affect him but, again, not all have houses, nor all who have houses have mortgages, nor all who have mortgages have large mortgages. When a large building society can say that its average loan is £500 it seems likely that a rise in the interest rate, even of home loans, may not seriously affect a man on a salary basis. Then there is the man who is a teetotaller and a non-smoker and a wage earner in an industry making goods for export. I suppose that to him the outlook must be quite bright. He bicycles to work and other people pay the tax on cigarettes ; he is going to get some overtime, I imagine, perhaps even bonus rates and incentive schemes, so why worry if he has to pay a pound or

two more mortgage interest ?

What about the other end of the scale, the tycoon ? Well, there are many sorts of tycoon and no two of my acquaintances appear to be in the same financial position, so that it must hit all of them quite differently. I doubt if they even have a common denominator. Some of the more cynical of us, reading recent announcements in the press of large-scale financial arrangements which had just been concluded, said quite openly that there must be something in the wind, and, indeed, there must have been for some time—for even the shrewdest of the property tycoons, and we ought not to deny them that valuable quality—has to have some breath of scent upon which to base an intuition or a judgment. In any case, tycoons would not be tycoons unless they had a remarkable aptitude for not going under when winds blow foul. Tycoons in every field tend to have "resources." Again, we need not deny that they are sometimes resources mainly of mental agility. Things could be very different, however, either for a smaller man in business in the property world or for the professional man. I can see at least a possibility of some professional men being stricken down in their very livelihood. It is not easy to build up a new firm and if two young men have weathered the natural hazards, as it were, of embarking on the establishment of a practice, using up capital whilst they did so, and have seen the reasonable and proper reward of their diligence emerge in the shape of a large piece of professional work which is dependent upon the continuance of a large development scheme, and that development scheme is suddenly stopped because of credit restrictions, it could mean, if not ruin, at least something close to it ; to them a rise of 2 per cent in the bank rate may have a far heavier weight of doom and portent than it has for the salaried man or the wage-earner.

I make no apology for looking at the matter in this personal way. It takes a high standard of selfless devotion and the inspiration of a great cause for a man to put the welfare of his country and of his fellows foremost in his secret thoughts at all times. I am quite sure I am not a typical surveyor—even if there is such a creature—but I suppose that a good many surveyors will have wondered how these changes will affect their practice. I am sure, also, that they will have been considering, as I have been doing, the matter from the point of view of the nation. Will these measures really get us out of our difficulties ? What effect will they have on property development generally ? Will that be good for the community or bad ? My own first reactions are undoubtedly that the proposals are unsound and damaging. That is a personal expression of opinion, and I certainly might change it on further reflection, but it is my immediate reaction and what I have been asked to put down on paper. It is not altogether easy to find reasons for an instinctive reaction, but I suppose that such reasons as I have must include the thought that putting difficulties in the way of production of buildings does not necessarily make easier the production of goods for export, and it will certainly bring hardship to many people. I would say that a nation is prosperous which is well housed both at home and at work, that money in the pockets of persons connected with building development may well provide a home market, the buoyancy of which makes exports easier, and to depress home expenditure may make exports dearer. I do not know, and in this field a surveyor is something of a layman (though not entirely) but it is an argument which has been advanced and which seems to have at least some logic. Now, to be honest, these are the thoughts which have been in my mind, but the attempt to set

them down forces one, also, to attempt answers to questions of a more formal sort. Will house prices rise? Answer: I doubt if the rise will be checked. Will some building projects be abandoned? Yes. How will it affect office rents? It won't make any difference. One could go on, but to what end? There will still be work for us to do; we had better get down to it. The last time the bank rate went up to 7 per cent it cost me a million pound deal overnight. The companies concerned, however, survived—and so did I.

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BY PROFESSOR PHILIP H. WHITE, MSC (F)

THESE notes represent my immediate reactions to the Chancellor's statement, and they ought to be headed "without prejudice" since I have already been given absolution for any indiscretions, second thoughts, or just plain ignorance.

After three years' absence, a common question has been whether the country appears to have changed, and when one reads the Chancellor's speech the answer is an emphatic negative. The recurring economic crisis seems fairly established now as a British tradition, and this is depressing particularly as I had no first-hand experience of the last boom. But certain changes are noticeable. Public reaction to a 7 per cent bank rate seems much less to-day than it was just before I went to Canada in 1958, and a disturbing thought is that perhaps the economy is developing an immunity to prescrip-

tions of the kind now being given. Or it might be a subconscious complacency. Whatever the reason, there does not seem to be the spirit of unity and common endeavour which is needed to meet a national emergency.

No useful comment can be made about the Chancellor's statements of intention since it is not known what will be done, and at this stage the established policies are the increases in indirect taxes and economies in public expenditure. The tax increases can be expected to absorb some purchasing power, but their full effectiveness will depend on the ability of the Government to contain the wave of wage claims which the increased prices are likely to inspire. It was this problem in particular which prompted the earlier observation on unity of purpose. Building costs seem certain to go up, and this together with higher rates of interest will curtail the amount of new development. This is one of the objectives. But it does not follow that the suspension of the house purchase scheme under the 1959 Act will contribute to this effect. One way of reducing capital investment in respect of housing is to increase the attractiveness of old houses in comparison with new construction, and this might be done by making it cheaper to buy an older house. The action taken may, however, have an opposite effect.

Other Government economies are proposed, but it is perhaps an indication of the difficulties of the case that such economies will take the form of limiting the increase due to take place next year. There will be no absolute saving.

Preliminary Results of 1961 Census

UK POPULATION INCREASES BY 2.4 MILLION IN 10 YEARS

Less than seven weeks after the census on 23rd April, 1961, the preliminary results were published. Figures in these reports are, however, provisional as they are based on summaries submitted by the 80,000 enumerators; but the figures provide the most urgently needed information, mainly the numbers in different administrative areas. Final census reports, based on detailed analyses of the census returns, will begin to be published towards the end of 1961: calculations are being greatly accelerated by using the Royal Army Pay Corps' IBM computer.

On the basis of the preliminary reports, the population of the United Kingdom on 23rd April, 1961, was 52,673,221, compared with 50,225,224 at the last census in April, 1951 (see Table 1). This represents an average increase of about 0.4 per cent per year—a more rapid rate of increase than at any time since the first decade of the twentieth century. The chief reason for this more rapid growth has been the recent increase in the birth rate; although the net balance of migration was inward, this has been a relatively unimportant factor.

The preliminary count of the population of England and Wales was 46,071,604, an increase of 2,314,000—or 0.51 per cent per year—since the 1951 census. Of this rise, 1,962,000 is accounted for by natural increase, while the balance of 352,000 is attributed to net immigration. The population density of England and Wales as a whole is thus confirmed at 790 persons per square mile of land and inland water—greater than in any other country in Europe except the

Netherlands. Regionally the general picture is of the continued movement of industry in the south, the growth of dormitory areas on the outskirts of conurbations and a filling up of south coast areas favoured for retirement.

The preliminary census report on England and Wales also contains tables showing the number of private households and dwellings in different administrative areas. For England and Wales as a whole the number of dwellings is estimated at 14,647,922, only 50,000 less than the number of households. Some vacant dwellings—possibly as many as 3 per cent of the total number—are included in the above figures.

The preliminary count of the population of Scotland was 5,178,490, about half of one per cent less than the estimate previously made for the same date. The intercensal increase in population was thus only 82,075, a natural increase of 336,776 being offset by net emigration of 254,701, of which about half was probably to England. The Highlands and the border counties again showed net population decreases resulting from substantial net losses by migration.

The population of Northern Ireland rose by 52,200 or 4 per cent in the intercensal period to a total of 1,423,127 persons.

Table 2 shows that distribution of population in the United Kingdom by region and the populations of the large conurbations and the largest cities as a result of the latest census count, with comparative figures provided by the three previous censuses.

TABLE 1
POPULATION OF UNITED KINGDOM, ISLANDS OF THE BRITISH SEAS, AND THE
IRISH REPUBLIC, 1851-1961

	1851	1901	1951	1961
SCOTLAND				
Persons	2,888,742	4,472,103	5,096,415	5,178,490
Males	1,375,479	2,173,755	2,434,358	2,484,170
Females	1,513,263	2,298,348	2,662,057	2,694,320
ENGLAND				
Persons	16,764,554	30,509,234	41,159,213	43,430,972
Males	8,199,436	14,714,157	19,745,530	21,008,142
Females	8,565,118	15,795,077	21,413,683	22,422,830
WALES				
Persons	1,163,055	2,018,609	2,598,675	2,640,632
Males	581,789	1,014,456	1,270,103	1,290,757
Females	581,266	1,004,153	1,328,572	1,349,875
NORTHERN IRELAND				
Persons	1,442,517	1,236,952	1,370,921	1,423,127
Males	697,887	589,955	667,819	693,978
Females	744,630	646,997	703,102	729,149
GREAT BRITAIN AND NORTHERN IRELAND				
Persons	22,258,868	38,236,898	50,225,224	52,673,221
Males	10,854,591	18,492,323	24,117,810	25,477,047
Females	11,404,277	19,744,575	26,107,414	27,196,174
ISLE OF MAN				
Persons	52,387	54,752	55,253	48,151
Males	24,915	25,496	25,774	22,060
Females	27,472	29,256	29,479	26,091
JERSEY				
Persons	57,020	52,576	57,310	57,200*
Males	26,238	23,940	27,291	27,200
Females	30,782	28,636	30,019	30,000
GUERNSEY and adjacent islands				
Persons	33,719	43,042	45,496	47,178
Males	15,701	21,140	22,091	22,890
Females	18,018	21,902	23,405	24,288
IRISH REPUBLIC				
Persons	5,111,557	3,221,823	2,960,593	2,834,000*
Males	2,494,478	1,610,085	1,506,597	1,443,000
Females	2,617,079	1,611,738	1,453,996	1,391,000
TOTAL				
Persons	27,513,551	41,609,091	53,343,876	55,660,000*
Males	13,415,923	20,172,984	25,699,563	26,992,000
Females	14,097,628	21,436,107	27,644,313	28,668,000

* Estimates, Preliminary Census results not yet available

THE DONCASTER MOTORWAY

The Doncaster Motorway, which was opened by the Minister of Transport on 31st July, has necessitated the building of more than 30 bridges. Seven of these lie within a quarter of a mile radius at Warmsworth, where the motorway is joined by A.630, the Doncaster-Rotherham-Sheffield Road, and the railway runs nearby. The resulting road system is unique. Two bridges carry the roundabout over the motorway. Two carry crossing roads over the railway. There is a pedestrian bridge over the motorway, and there is a railway bridge over the motorway not shown in the picture. The bridge carrying the motorway over the River Don can be seen in the background.

TABLE 2
DISTRIBUTION OF THE POPULATION

Thousands

	1921	1931	1951	1961
<i>Urban and rural districts</i>				
England and Wales:				
Urban districts	30,035	31,952	35,336	36,838
Rural districts	7,851	8,000	8,422	9,223
Scotland:				
Cities and burghs	3,311	3,362	3,592	3,646
Landward areas	1,572	1,481	1,504	1,533
Northern Ireland:				
Urban districts	638	678	750	769
Rural districts	619	602	621	654
<i>Standard regions of England and Wales</i>				
Northern	3,020	3,038	3,141	3,252
East and West Ridings	3,731	3,929	4,097	4,168
North Western	6,023	6,197	6,447	6,568
North Midland	2,746	2,939	3,378	3,634
Midland	3,503	3,743	4,423	4,734
Eastern	2,224	2,433	3,098	3,736
London and South Eastern	9,486	10,330	10,906	11,093
Southern	1,954	2,135	2,649	2,819
South Western	2,544	2,615	3,021	3,408
Wales	2,656	2,593	2,599	2,641
<i>Conurbations</i>				
Greater London	7,488	8,216	8,348	8,172
South East Lancashire	2,361	2,427	2,423	2,427
West Midlands	1,773	1,933	2,237	2,344
Central Clydeside	1,638	1,690	1,758	1,802
West Yorkshire	1,614	1,655	1,693	1,703
Merseyside	1,263	1,347	1,382	1,386
Tyneside	816	827	836	852
<i>Cities</i>				
Belfast	415	438	444	415
Birmingham	919	1,003	1,113	1,105
Bradford	286	298	292	296
Bristol	377	397	443	436
Cardiff	221	227	244	256
Coventry	128	167	258	305
Edinburgh	420	439	467	468
Glasgow	1,034	1,088	1,090	1,055
Kingston upon Hull	287	314	299	303
Leeds	458	483	505	511
Leicester	234	239	285	273
Liverpool	803	856	789	747
Manchester	730	766	703	661
Newcastle upon Tyne	275	283	292	269
Nottingham	263	269	306	312
Sheffield	491	512	513	494
Stoke on Trent	240	277	275	266



C S A C



University of Leicester

1961

GROUP A
SURVEYING AS A LEARNED PROFESSION

Chairman : Mr. B. J. Collins, CBE (F)

Group A confronted surveying as a learned profession. Lord James had cast doubt on our claim to be a profession. Group A cast doubt on whether we are learned ! By way of an initial skirmish someone suggested that if an activity was a profession then necessarily it was learned, but this cheerful canard was demolished by the mere mention of boxing. A claim to be a learned profession could obviously be sustained by some of our sections—for example, the land surveyors. No one argues geodesy with geodesists ; no one puts the surveyor right on his base triangulation.

But as regards our profession as a whole, we doubted whether we had hitherto developed such a core of philosophy or such a fount of pure knowledge as needs to be possessed by a learned profession.

Did we consider this satisfactory ? No. The Group was unanimous that the world needs today a profession, learned in the use and development of land, deeply familiar with the nature and characteristics of all real property, and able to speak with authority upon the implications to society of what is done about it.

We found no difficulty in regarding the whole of our profession as one : all surveyors, despite their diversity, are rooted and united in the land. Nor were we worried by noticing that the more learned some surveyors become—for example the valuers—the more they seem to disagree upon values. After all, disagreement sometimes occurs between doctors, and as for lawyers, their whole success is built on it.

Lawyers have a common basic discipline, and so have doctors. This seemed to the Group to offer us a lesson. The learning of surveyors, which should proceed from educated minds, should be built upon a common basic philosophy.

GROUP B
ETHICS OF PROFESSIONAL PRACTICE

Chairman : Mr. P. E. Rowlinson (F)

Ethics is derived from a Greek word which means "character" or "disposition" as well as "manners" and "usage." For general consumption we prefer J. S. Mill's definition, that ethics is the impartiality which a man exercises between his own interests and those of others ; or in more homely terms, we felt that the maxims telling us that honesty is the best policy, and that we should do as we would be done by, also provided a fair definition.

*Leicester Conference
Discussion Groups :
Chairmen's Reports*

The Group lighted upon a fine, recent quotation by the Vice-Chancellor of London University, who said : "The mark of an educated man is the ability to form a judgment free from embarrassment of any kind and without any consideration except that of truth." We took due note of the fact that the subject of law and of economics, themselves so essential to the surveyors' profession, are beautiful subjects for teaching that ability to form a judgment.

In picturing the need of the surveyor's profession to progress as a learned profession, we considered the rights and wrongs of making it more abstruse, more esoteric—that is to say, more technical, more complicated, more introverted, and thus more incomprehensible to the layman. Some thinkers seem to wrap themselves up in their own mysteries and to enjoy putting themselves beyond the ordinary man's comprehension ; would this be our line ? No. The surveyor's function, thought Group A, is most usually to advise. The final decision is most often taken by someone else. Therefore, if the surveyor will not be able to explain, to elucidate, and perhaps to persuade, then he will be at fault, and for that purpose, we thought, mystery just would not do.

Therefore we felt that your studies, your theories, your long words and your technicalities may be as complicated as you like, or as your long-suffering student will endure, but when it comes to your client, he is entitled to a simple explanation. Unfortunately this gives him the opportunity of thinking that he knows better than you do, but that is why you have got to be more and more learned.

Group A plumps for a learned profession, for more original thinking, better power of judgment and for militant propaganda in pursuit of a common basis of philosophy among all surveyors.

In the application of these maxims to the daily work of a chartered surveyor, we found certain points common to all sections of the membership : that a chartered surveyor should not take on work that he is not really competent to carry out ; that whilst he must use his best endeavours on behalf of his client, he has at the same time a duty to the public, as Lord James said, and also a further duty to his own conscience, so that he should not deliberately mislead

the other party ; and that he must refuse to accept instructions that might conflict with this higher duty.

We felt that this duty to one's conscience might be more seriously considered by members in national or local government service, who might well find it ethical to advise claimants to get proper professional advice. We felt quite strongly, particularly as regards estate agency work, that this most certainly is within the field of a chartered surveyor's activities, and indeed that valuation work involves being in close touch with commercial transactions.

A point we found not to be sufficiently appreciated, despite the new directions on advertisements, was the difference between clients and applicants, and the paramount necessity of avoiding any conflict of interest or conflict of duty. This is an essential part of a profession, and may well, apparently, involve immediate financial loss to the surveyor, although our general experience was, encouragingly enough, that this was more apparent than real.

Indeed, this is an ornamentation of Lord James's theme that to do the job properly was more important than the financial return involved. Professional ethics, we felt, require that a chartered surveyor should not only be technically competent but should be a good chartered surveyor, known by his personal reputation. With several junior members present we came to the unanimous conclusion that a high standard of professional ethics was a help and not a hindrance to the young man.

We talked about the present rules of conduct of the RICS and about the directions on advertisements, and our general

feeling was that the " saving clause " was not being generally used, or at least not in the correct form. On the enforcement of these rules and directions, the advantage of settling locally the local storm in a teacup was emphasised but we felt that there was a duty, however distasteful, to report serious matters for possible disciplinary action.

We felt, too, that the registration of estate agents would be a big step towards ending what has been called " the rat race " in this connection. In this field the problem has always been the unqualified and unattached man, and in the long run registration would make for improvement.

We hoped, however, that the RICS would maintain its own standards, even if those laid down by the Registration Council proved to be lower. We thought, too, that registration might well help in the surveyor's work being recognised by the public as a profession.

We were asked to consider a resolution of the Annual Branch Conference that advice should be available to members wishing to commence in private practice on their own account and, whilst thinking that most of the foregoing might well be of use in this connection, one member suggested that this advice should include some protection against the disgracefully low ethical standards of some members of the public.

Finally, we felt that the Council might take an even more liberal view than it has adopted in recent years about the chartered surveyor taking a larger part in industry and commerce. Why should not a chartered surveyor play as full a part as an accountant or a solicitor ?

GROUP C

RECRUITMENT FOR THE PROFESSION

Chairman : Mr. Tom Woolfenden, MC, TD (F)

Group C had no difficulty in deciding that there is a shortage of chartered surveyors, particularly in general practice and quantity surveying, and possibly to a lesser extent in building and agriculture. We felt that there were good opportunities in all sections, but the somewhat uncertain conditions in the mining industry were tending to encourage young men to consider the estates management section of the Coal Board rather than the technical section. We do not believe that the Institution can compete with industry and commerce in the sense of the material rewards which they offer, both in the short term and in the long term.

We are seeking the candidates who wish to join a profession, and we must be competitive with other professions. We believe we can compete so far as salaries and opportunities are concerned, but we do not think that parents and headmasters are aware of the contribution which the profession is making, and will continue to make, in an expanding economy and a property-owning democracy.

We think there are opportunities for women in the profession, particularly university graduates, especially in large offices, and we doubt if they are aware of this. Maybe members are a little prejudiced against women chartered surveyors and do not attempt to see if they can be employed.

Graduates of the new universities must be encouraged to enter the profession, and full account must be taken of the fact that they have a degree and must be paid accordingly. We must look for the end product at the age of 40, rather than the product at the age of 25.

The greater part of the entry to the profession will continue to come from the grammar schools. We feel that this must be encouraged, and sandwich courses will have to be accepted if we are to offer the same opportunities as other professions.

We feel that careful consideration should be given to the establishment of a second tier for boys who do not reach grammar school level. We think that chartered surveyors may be employed on work which could very easily be done efficiently by what might be termed " a senior NCO." If this is accepted, the move from second tier to first tier must be capable of achievement within a reasonable time, and conditions for entry to the direct final may have to be reviewed.

The Group thought that the publication " A career as a chartered surveyor " was an improvement, but we wanted a more exciting hand-out. Some specific reference should be made to salaries, and all references to articles and premiums should be omitted.

The branches must assist. We strongly recommend that finance should be made available to branches to hold meetings for careers masters—including the local Youth Employment Officer and the Director of Education—if they feel it will enable them to keep in much closer touch with the schools in their areas. Our unanimous opinion was that the RICS appointments register is excellent.

To summarise : quality and not quantity will be the measure of our success. We wish to attract men and women who wish to enjoy the way of life described so eloquently by Lord James, and which brought us together at Leicester.

GROUP D
PUBLIC RELATIONS FOR THE PROFESSION

Chairman : Mr. J. D. Wix (F)

Group D were agreed that the objectives of the Institution's public relations policy should be three-fold : first, that the designation "chartered surveyor" and the letters "RICS" should immediately be recognised and understood by everybody ; secondly, that everyone—in particular the Press, the BBC and ITV—should be aware that the Institution is the most senior, most representative and most authoritative body in the profession ; thirdly, that the work of a chartered surveyor should be understood by everybody.

We felt in addition that efforts should be made to link up in the public mind the words "chartered surveyor" with the letters "RICS" : "chartered surveyor," we thought, would probably be easier to get over to the public than another string of qualifying letters.

We considered that the amount of money allocated to public relations by the Council was totally inadequate to cover the type of public relations which the Group considered desirable.

We felt that what the Institution as a professional body really wanted was to advertise without appearing to advertise.

We were against, although not unanimously, the employment of an outside firm of publicity experts.

We felt that no priority should be given to any one of the profession's various functions.

The top priority, in our view, was a wide distribution of the topographical list of members. We felt, however, that instead of 38 pages of introduction, which was at present circulated with the topographical list, there should be not more than one page which summarised very simply and shortly the functions of each branch of the profession. All firms of solicitors throughout the country should have a topographical list of members.

We thought that the public ought to be encouraged to consult a chartered surveyor, not only when they buy a house but also when they sell one, and that it is particularly important to stress that one of the functions of a chartered surveyor is to act as a valuer.

The Group were unanimous in supporting the work being done by a working party of the Public Relations Committee, who are producing bright and attractive pamphlets, succinctly written, for distribution to a wide section of the public. We hope that these will be made available as soon as possible.

The Group discussed the desirability of individual firms advertising their services by card advertisements. We agreed that in the long term such advertisements lowered the standing of the profession, but felt that at present it was not possible to prohibit it. It was suggested that the Institution might advertise in local papers the services which it provides, giving names of firms in the area. No firm conclusion was reached, but it was thought that the idea might be looked into by the kindred societies.

We also discussed whether voluntary subscriptions to branches from individuals in private practice were desirable, such subscriptions to be spent by the branch on publicity of one kind or another. The Group were divided on this, but the weight of feeling was against it, on the grounds that public relations policy should aim at informing the public of the functions of a chartered surveyor and the aim should not be to benefit one section of its membership.

We recommend that the Public Relations Committee should consider whether it would be practicable to design a standard letter heading for use by individual firms, in which the words "Chartered Surveyor" or "Chartered Surveyors" should be printed in a distinctive way or in a distinctive colour.

It was considered most important that the liaison with the Press, the BBC and ITV should be pursued actively and not passively ; that is to say, that the Institution should take the initiative by suggesting to these bodies themes for programmes and interesting and topical subjects for discussion, without waiting for them first to approach the Institution.

Finally, we consider that the idea of making the Annual Report of the Council more readable, which was put into practice in the 1960-61 session, should be further developed, so that items in it are more newsworthy from the point of view of the Press.

GROUP E
TECHNICAL INFORMATION

Chairman : Mr. V. E. A. Morris, BSc (PA)

Not unexpectedly, we found that our subject-matter presented difficulties, both of recognition—because a progressive society will constantly throw up new needs for technical information, or valuable information will often result unforeseen from current research—and of definition—because of the widely diversified needs of the various sections of the Institution's membership. Yet the need is self-evident ; it is for information which will keep the practitioner informed on modern techniques and matters of current practice, and provide a background which, properly sifted, will lead to wiser advice in the circumstances of particular cases.

In the fields of quantities and building surveying, the need is fairly comprehensively met, except for information on overall costing, and the testing and maintenance of certain materials. Members of the Group from other sections were frankly astonished at, and full of admiration for, the zeal of the Cost Research Panel, which has sponsored many publications on cost analysis, building prices and design. Much

additional information in these fields is released by complementary professional institutions, Government Departments, trade associations and manufacturers. Here the need appears primarily to be for effective recording and dissemination of material and liaison with other bodies (including university technical information services) rather than the founding of new sources for producing information. The standardisation and pre-classification of technical publications would go a long way to help. This, we thought, was a field in which the RICS could, and should, give a lead.

In the general practice field the emphasis is different. It is less easy to obtain information and to steer clear of contentious opinion. Legal aspects we regard as already comprehensively covered, partly by firms specialising in professional publications, partly by reports and published comment on legal cases and tribunal decisions, and partly by the readiness the Institution has shown to commission commentaries covering new legislation of importance to the profession.

There is, however, a basic lack of information covering land records and current transactions. Much information must, of course, be available in Government Departments and private records, and we considered whether this information should, or could, be made generally available to the profession.

There is no insuperable obstacle to making available for public inspection Government records of property transactions though these will often prove misleading unless expertly analysed. We recalled that the Uthwatt Committee did, in fact, make a limited recommendation in this direction, but we also recalled that Governments have respected the confidentiality of transactions ever since the original obligation on parties to furnish information was introduced in 1910. We felt unable to view enthusiastically any breach of existing confidentiality, though the possibility of making such information available for *bona fide* research purposes would deserve examination.

Privately held records are held in confidence as between a principal and his agent. We believe that surveyors are ready to provide and to exchange information in a spirit of mutual confidence and trust, and this we are sure is the only successful basis on which privately held records can be usefully made available for wider professional benefit.

The Group included several mining surveyors, and we learnt that there is a lack of up-to-date professional literature in the mineral estate management field. Such work would have but a limited appeal and might not be profitable to publish; but here obviously was a field in which the Institution should collaborate with the National Coal Board and university mining colleges to sponsor the preparation of technical literature to fulfil a current need.

The Institution is actively considering introducing a technical information service: this would provide great opportunities for centrally collating technical information and for exchanging information with other bodies, to mutual advantage.

The Group believes that international liaison is becoming increasingly essential, but very difficult to undertake without

a full-time information staff. It could also advise on problems of office management and could disseminate information arising from branch meetings of the RICS and other institutions, which would otherwise pass unrecorded. We recognise the problem of cost, but feel that in principle the need for a technical information service is established. If established, however, its ultimate success would significantly depend on the degree of co-operation it could get from members, local authorities, etc., in making available to the service the results of their own experience in various fields.

We are impressed with the scope and standards of the existing library facilities, but think that the library is too modest in publicising them. Many members paid tribute to the courtesy and assistance of the Librarian and his staff in resolving their queries or obtaining information.

Our experience of Branch and Institution meetings was that these provide a valuable means of dissemination and discussion and we could not suggest improvements to the existing arrangements.

We considered, but dismissed, the risks of the practitioner becoming overburdened with an increasing welter of technical information, or of the search for technical information being given undue importance. No responsible body would sponsor the preparation of technical information it did not regard as potentially useful, and the practitioner is accustomed by his training to select and to judge the merits of information made available to him. Clearly, however, it is a vital function of the Institution to classify information for the convenience of different sections of the Institution's membership.

We have confidence that, so far as its resources will allow, the Institution will sponsor work on specialist aspects not otherwise adequately covered, and to meet the special needs of overseas members.

Finally, we welcomed the Institution's determination to foster, undertake and facilitate research, and to assist in publicising and discussing its results, which we are sure will help to bridge the gaps that now exist, or may develop in the absence of continuing efforts.

GROUP F OFFICE ORGANISATION

Chairman : Mr. A. T. Brett-Jones (PA)

Together our Groups totalled some 24 quantity surveyors, 14 in general practice, and four mining surveyors. We did not achieve very much agreement; the subject is so wide and varied, and a matter of detail, and we did not wish to spend too much time on any particular point.

First we took organisation and methods. We were told of one firm in private practice, with a staff of about 30, who had employed an outside firm of consultants at a cost of about £400, apparently with some success. On the other hand, we heard of one local authority department where the O. and M. appeared to have been carried out by the Borough Treasurer's and Town Clerk's Departments, and needless to say, it was not very successful. We had other examples of firms and Government Departments where O. and M. had been done, and the conclusion we reached was that there was rather more in it than we liked to think.

We thought that the RICS might do something, and various suggestions were put forward. One was that it might appoint a firm of consultants to inspect sample offices and publish the results for the benefit of all. Alternatively, the Institution might retain a small panel of O. and M. consul-

tants who were used to doing this kind of work with professional firms; and after a time their experience with surveying firms would make them far more useful than consultants used only to large firms in the commercial world. Individual firms would then take on these consultants in the normal way.

We then went on to the human side—personnel. One fact which we emphasised strongly was that if one wants to bring in new ideas or new machinery or equipment to the office, it is important to let the staff know beforehand what is going on in order to get their co-operation. In cases where the system is somewhat revolutionary, one should go further. Having thought out the framework, one should try to let the staff fill in the details themselves, even when the answer is already known. If they think that they are inventing part of the scheme, they will make it work, whereas if they feel it is put on them, they will be resistant to it and in that case even the best scheme may not work.

We considered the matter of delegation and came to the conclusion that this was one of the most difficult things anyone has to do. There was considerable divergence over the amount of delegation that is possible. We took as an

instance the signing of letters and documents, and we found that some firms and departments were of the opinion that every document must be signed by a principal or partner, whereas in other cases they were prepared to let their senior staff sign all documents. We thought that delegation was probably a bit easier in quantity surveying than in general practice, and possibly easier in urban than in rural practices.

We then went on to female staff. The two sections completely disagreed about this. One section were apparently experiencing great difficulty. They found that secretaries were expensive and not what they used to be. Comptometer operators, they found, were resistant to new types of calculating machines, and the only success seemed to be with the tea women—several cases were quoted of a motherly figure who was employed only to make the tea, and that was apparently a great success.

The experience of the other section was quite different. They said that if bright rooms were provided, and the girls given a sense of importance and a personal interest in the job, especially if they were taken out onto sites, then all was well.

On communications we had our only mainly unanimous conclusion in both sections. We came to the conclusion that shorthand was out-of-date and that dictating into various forms of machine was far more efficient. We instanced the case of a principal trying to dictate with the telephone ringing all the time, and the girl wasting her time. We also observed that transcription from dictating equipment was the most efficient and the quickest method.

Resistance to change here seemed to come from junior staff and also, oddly enough, from senior partners. We thought that once a man had reached the stage where he had to have a chauffeur to drive him around, it was unlikely that he would be able to operate a dictating machine.

The only other point on communications was the telephone, into which we did not go thoroughly, but preference was expressed for the PABX system, both internal and external.

On standardisation we could come to no conclusion about international standard paper sizes, and we thought this was a subject which the RICS could look at. We noted that the conference literature was in several different sizes which seemed somewhat unsatisfactory.

We had a brief discussion on the metric system and realised the obvious advantage of the decimal system in connection with modern calculating equipment. We did not attempt to come to a conclusion, but we noted that the Institution had twice come down in favour of the metric system of measurement and the decimal system of coinage, but had failed to give that fact any publicity.

On office machines we thought the RICS could help members, since most seemed to have difficulty in the choice of suitable equipment. Such help might be given by the Institution acting as a kind of consumers' association, perhaps in conjunction with a firm of consultants, or by holding a one-day symposium coupled with an exhibition. Members indicated the difficulty of finding the right type of machine, particularly copying machines, dictating equipment and calculating machines.

The other section considered filing and thought that every firm or department should have a central filing register, each job having a number, and this should be in loose-leaf or card index form.

On the question of old records, we found that we must be ruthless, a maximum of ten years being mentioned, and that quantity surveyors could afford to be more ruthless than general practitioners in this respect. Vertical hanging was the method suggested for current drawings.

We considered briefly the effect that office mechanisation would have on training, because some of the work at present done by juniors would be done by machines. We thought that there would probably be more full-time students in the schools, and this was happily in line with the current trend in education. This is a particularly difficult problem with quantity surveyors, where working-up has been one of the traditional ways of training students for many years but now seems to be on the way out. For those still in offices, the suggestion was made that the master-pupil relationship was probably the most satisfactory, with the student working in the same room.

Finally, we considered the question of should the RICS help, and could it do so. The answer to both questions was, yes. I have indicated various specific instances where the Institution might help, but we thought our own agenda was sufficient in itself for a full day's conference at headquarters.

GROUP G PARTNERSHIPS

Chairman : Mr. J. H. Emlyn Jones, MBE (F)

Discussion Group G was concerned with the absorbing subject of partnerships, and the Group which assembled represented a good cross-section of the RICS, coming from most of the sections : urban surveyors in general practice, rural land agents, quantity surveyors and a mining surveyor. It is significant, perhaps, that nobody admitted to being in the public service, but that may be understandable.

Of those who were present, 14 were already partners, two had obviously given the matter consideration and decided to remain in practice as sole principals, and three were "not yet partners," as they expressed it. The Appointments Officer of the Institution was also present.

We took the subject in two main sections. We looked at the functional aspects of partnership, bearing in mind particularly changes in the last few years, certainly since the war. First we considered the increased, or what appears to have been the increased, pressure of work. It may be that we are just running faster to keep in the same spot ! Secondly we considered the complexity of the law as affecting the land,

We saw both those factors leading to a necessary extension of the work of the surveyor in private practice, resulting in a need for spreading the load and for bringing in partners.

We considered in particular the way in which the work should be divided between the members of the partnership team. There were really two main schools of thought. On the one hand it was felt that the appropriate way was to divide the work according to type, so that each partner tended to be a specialist in his own field ; on the other hand, in many cases clients wished to be looked after by the partner they knew, and the view was expressed that the way to divide the work was by clients, so that each partner became to some extent a master of all trades dealing with his own clients.

Generally speaking, the Group concluded that it was not possible to reach any firm conclusion, nor, indeed, to generalise, but there were certain dangers in both methods. First there were certain inherent dangers in over-specialisation, in that, as one member expressed it, by getting to know more

and more about less and less you finally got to know everything about nothing !

The summary of the discussion in another group stated that the lifeblood of the valuation surveyor's work is drawn from active participation in sales and lettings ; in other words the knowledge of actual transactions. The Group felt, therefore, that there was a danger in undue specialisation, which cut off a partner from other branches of the profession, the foundation of his own knowledge.

Another danger expressed about this method of working was that a partnership was vulnerable if it consisted of a series of specialist partners and one of them died, retired or stopped working.

Then the point was made that some clients feel very strongly about dealing with a particular partner and do not like to be fobbed off onto someone they have not met previously.

There was also the question of incompatibility, and this was brought forward as an argument in favour of the other method. As an example, it was pointed out that the partner who was a rabid member of a temperance organisation would hardly be the one to deal with the development of a brewery.

By and large it seemed that a compromise was possible : that in the cases of the direct skills, which involve the professional ability of the individual partner, the sort of work which was less easy to delegate, the partner must deal in his own special field, but that in the case of a particular client who had his favourite partner, it was always possible to pass the job over to partner B, partner A saying that he would keep an eye on the matter and be available to deal with any difficulties which arose.

To sum up this part of the discussion, it was felt that the approach depended on the type of work, the size of the practice, the location of the practice and, in the last resort, on the clients.

The second aspect of partnerships which the Group considered was what we call the structural side : the way in which partnerships are formed, organised, run, entered and left. One point on which the whole Group were in agreement was that ideally a good partnership, to thrive, required a new transfusion of blood at fairly regular intervals, by bringing

in younger partners, so that each age group was represented, and so that at no time could the partnership, which is regarded as a continuing association, be severely hit by the withdrawal of two or three of its partners in close succession.

We followed up a sideline on the intermediate stage of the salaried partner. The view was expressed that the salaried partner was either a partner or not, and if he was a partner it was wrong to qualify that title in any way and to mislead the public. However, we withdrew from that sideline before getting involved too far in what we regarded as legal complexities.

We talked about partners' meetings. It was significant that in the firms of those members present in the Group, partners' meetings were held sometimes once a month, sometimes once a quarter. In the main they dealt with administrative matters and technical and professional matters were generally dealt with *ad hoc* at a meeting of the partners concerned with two or three others who might be available.

The role of the senior partner was considered and, generally speaking, it was felt that he was the directing spirit behind the general control of the partnership, but that the question of a replacement should be borne in mind, and it was no use having a partner with a wide experience at the top who did not do much work himself but merely obtained work. It was essential to have someone ready to follow on who was a specialist in one field.

Lastly we had a spirited attack on the practice in the past of young men seeking entry to partnerships being asked to pay for goodwill. The attack was led by a young man who was seeking entry to a partnership. The entrenched members of the Group felt that goodwill was an asset, even though perhaps the old-fashioned method of so many years' purchase of the average net profit was no longer appropriate, and various schemes were mentioned—in particular, one sponsored by the Institution, whereby capital can be made available to young entrants into partnerships.

The discussion ended on an encouraging note when the Appointments Officer, in spite of fears which had been expressed to the contrary, said that in fact today there are many examples of young men in the profession setting up in new businesses in partnerships on their own account, and making a success of it.

GROUP H SURVEYORS OF THE FUTURE Chairman : Mr. P. M. Poole, MA (PA)

Since our Group was trying to postulate the position of the chartered surveyor in 25 years time, we started by considering how 23 years within the European Common Market had affected his work. We saw small economies in construction arising out of the importation of specialist building materials. We noted that the English Property Companies, having exhausted the possibilities for central urban redevelopment at home, had continued their onward march by developing abroad.

More outstanding, however, was the position of the valuation surveyor. The chartered surveyor of the future has much to contribute to Europe in the field of valuation. Because of his professional integrity, his experience and his background, we foresaw his services to be more and more in demand by our European neighbours. We noted the present position in the field of architecture, where professional practice transcends national boundaries. We recalled the reputation now held by chartered surveyors in the Commonwealth. Coupled with the use of local knowledge we foresaw

that the chartered surveyor would be a power for good in Europe but to be this we foresaw much closer links between our Institution and the professional bodies abroad. From a professional practice point of view we welcomed closer economic ties with Europe if only because it must inevitably lead to an increase in our business.

We foresaw a continuation of the trend to amalgamate smaller firms into large ones. We felt that the future lay in firms that could provide a service in all aspects of the Institution's scope. It might develop in this way : new entrants would receive a broad training as an introduction to the profession as a whole. They would inevitably specialise later but as specialists with a broad base. The direction of the firm would be in the hands of senior members who in their day had each been a specialist but who, tired of travel, were grouped together and by the very fact of being grouped together would become a body corporate of general practice. They would be the people to decide whether this job in Malaya needed a building surveyor or a quantity surveyor to go with

the valuation surveyor. They would decide which specialist should be sent to a factory valuation in Melbourne—if only for the afternoon.

In this way the large firm would provide a service in chartered surveying in all its aspects and would supply a public need. Today a firm of chartered surveyors may not provide the services that the more knowledgeable part of the public expect from it. Only by amalgamation can such a service be provided.

Consequent upon this we foresaw a future for the chartered surveyor as an administrator, not only in our own specialist fields, e.g. on the boards of New Town Corporations, Building Societies, but also in the wider field of administration, e.g. industry, etc.

But we added the rider that in order to attract staff to professional firms, we must in some way allow for all our staffs to share in our well being.

Each of our groups had a majority of mining surveyors in it and we were fascinated to hear of their work and their problems. We sensed a feeling of insecurity in these members which could be put down to three factors. Firstly the future demand for coal is uncertain—although we were assured that even if coal is no longer required as a fuel, it will be

mined for the by-products produced. Secondly, and this is tied up with the first reason, coal mining and output is at the whim of politicians in power in the Government. Thirdly, there is quite a possibility that the development of electronics will be such that a machine will carry out the subterranean readings that are an integral part of their work. With this feeling of insecurity they look at Europe and find that the British standards are not recognised in coalfields abroad. What then is their future?

By the very nature of their work, they can easily carry out the functions of the land surveyor, the hydrographic surveyor and even the astral surveyor mentioned by Sir William Hart. But also by their surface and engineering training, they can adapt themselves to the work of the building surveyor. We wondered whether there was not a case for co-operation within the profession.

In 25 years time therefore the number of mining surveyors so employed may be smaller, but there is no fear of them not being able to earn good professional livings.

To sum up the tenor of our discussion : man will still be human in 25 years time ; the functions of our profession will remain—it is only the methods that will change.

SUMMARY OF THE DISCUSSION GROUP PROCEEDINGS

by Mr. Bryan Anstey, BSc (F)

I am fascinated at how Conferences improve and develop, but so they should. After all, the future of the world, as my father remarked to me some 40 years ago, depends upon children being better than their parents. So successive Conferences should be better than earlier ones. At the same time we should never forget that the flame of the torch was lit at Nottingham, and it is up to us to see that it grows brighter as the years go on.

The Discussion Groups are to my mind deservedly an element in the popularity of the Conferences. I think they are very important. We do not come here merely to be entertained by outside speakers, however eminent, but to take part, however humbly. The Discussion Groups enable us to do this and I think there is a great source of strength in that.

Nevertheless, it is in the design that the opening speeches should set the tone and give us the bone to worry, and that also they have done well this year. I think the extent of their influence can be seen in the reports of the Discussion Groups.

Before dealing with these, I would like you to notice two things : firstly, the Conference on its business side has had two parts, with only one of which we seem to be concerned here. We are summing up the Discussion Groups and what has led up to them, but there are many important matters which are not in that part. Secondly, the part with which we are concerned has to some extent developed differently from the programme. That often happens, particularly with research—but that is another subject. So firstly you have the parts leading up to the discussion, and necessarily these stop short of the Gold Medal paper, which had not been delivered by Professor White by the time the Discussion Groups were doing their work.

Secondly you have the Gold Medal Address and the specialist papers. Curiously it has been the part two papers, those subsequent to the Discussion Groups, which have more obviously conformed to the stated Conference theme which, let me remind you, is "The Art of the Surveyor in Practice." Part two papers have been all about this. Urban redevelopment policies are very much a matter which interests those of

us who are in urban practice, and we find it a most absorbing part of our art.

What could be more concerned with the art of the surveyor in practice than, for quantity surveyors, a discussion on the modernization of techniques in quantity surveyors' offices, which is the second paper, or for agricultural and mining surveyors that the art of land restoration after the malpractice of ironstone workings ? These are essentially in the theme of the art of the surveyor in practice.

Today, as well as in the Discussion Groups, we are concerned with part one—the papers leading up to the discussions and the discussions themselves. How have the opening papers contributed to the theme, how have they entered into the work of the Discussion Groups, and what ideas relevant to them have emerged ? Those, it seems to me, are the questions to be asked, and to answer them we must glance briefly at what was the impact of the opening papers.

Lord James, I thought, did us an immense service. His flashing wit raised his remarks above sententiousness without detracting from, indeed adding sharpness to, his analysis of our predicament. The marks of a learned profession, he told us, were deeper than mere knowledge and skill. The degree was important, and intellectual content even more so, yet there were dangers in chaotic entrance requirements. A professional man must enjoy his work and feel it is important. Be paid for it, yes, but he must give more than the money's worth, have standards above the normal, go the extra mile, be known as a man of integrity and a lover of truth, yet without self-advertisement. He must provide the expert knowledge that democracy needs. However, professional status confers responsibility, which must be accepted if the prestige also conferred is to be merited and to endure.

All this, I felt, must be spurring into the flanks of the Discussion Group Chairmen. Intellectual content—that was Group A : Surveying as a learned profession ; standards above the normal, a lover of truth, without self-advertisement—that was Group B : Ethics of professional practice ; chaotic entrance requirements—that was Group C :

Recruitment for the profession ; give more than the money's worth, be known as a man of integrity—that was a matter for Group D : Public relations for the profession ; provide the expert knowledge that democracy needs—that was for Group E.

If the wounds were already opened, Sir William Hart had plenty of salt to rub into them. Consider, he said, what consequences should flow from the fact that your calling claims the right to use the proud name of profession. One of them is, he said, a detached and impersonal integrity transcending the duty to the client. There was no Discussion Group working on the subject of the surveyor's remuneration, but I thought that the surveyors of the future might well feel bound to consider whether this should be written into partnership agreements, and whether it should be posted up over the entrance doors of offices and printed at the bottom of the scale of fees—"a detached and impersonal integrity transcending the duty to the client." Is this what we can write on the lintels of our doors ?

I liked Sir William's digging for derivations, being keen myself on etymology and gardening, and I appreciated his tracing of our name to its Latin roots—a surveyor is a man who overlooks—but, I thought, if he overlooks too much wood-worm he would get sued for professional negligence ! His view of the surveyor was very earthy. The surveyor, he said, is a general man of business. I wondered what Mr. Collins's Group would think of that. And would not Mr. Wix's Group seize on the comment that there is no copyright in the name of surveyor, and that the boundaries of the surveyor's profession are ill-defined, and that the ordinary man does not understand the significance of all the capital letters which can follow a practitioner's name ?

I thought too that the paper given to the meeting of Junior Members by Michael Foster Taylor—who, you may remember, received an honourable mention in the first Gold Medal Competition for a highly academic paper—was excellent, though naturally I did not agree with all of it. Is the chartered surveyor becoming too commercial was his point there, and the spur of that question, I thought, would give added urgency to some of the discussions.

Now how did the Groups react—indeed, did they react ? I think you will agree that in the main they did react, some of them quite sharply, and I think their reaction shows the great value of the opening papers as a stimulus to the discussions.

According to a story told by Mr. Collins there was a conference at which there were to be presented treatises on the subject of the elephant. There were four members presenting documents to the conference. One was a German, one an American, one an Englishman and one a Frenchman. The German produced a 1,000 word treatise on the subject of "Elephantology : An elementary approach to the beginnings of understanding of the habits, environment and the general characteristics of the elephant." The American produced a fair-sized volume, well annotated and cross-referenced, under the title "Bigger and better elephants." The Englishman produced a slim volume "Elephants I have shot." The Frenchman had just about 20 pages, beautifully bound in morocco, "Les Elephants et ses amours." This story well illustrates the necessarily different approach of the various Groups.

Take first the "intellectual content" and "standards above the normal"—the latter with its corollary that we should be self-critical. Group A was explicit that we should have a clear core of philosophy and pure knowledge, and equally certain that we should not be satisfied with our present

attainments. It required us to be more learned and more original.

Group B, talking about standards and ethics, as well as practice, insisted that they were attainable, and was sharply self-critical of certain activities which fell short. The Institution, it was sure, had a duty to maintain standards.

Group C wanted the standards of recruitment raised beyond even those which Group A felt to be the minimum for a learned profession, but Group D was willing to accept a lower standard and a slower pace.

Group E was self-critical as to our basic lack of information in many fields. It, too, wanted standards raised in the activity of our members as well as of the Institution.

Group F was concerned with more internal affairs but nevertheless had strong words to say on the subject of a high standard of human relationships within particular firms.

Group G, though less explicit on these points, showed by very careful attention to the detail of their field, corporate concern for the best framework in which to provide service for clients—that was in relation to partnerships.

Group H were insistent that surveyors of the future must continue to provide a service. Indeed, they went so far as to feel they must be a power for good. This is going back perhaps to the origins of the learned professions.

That takes us now to the ethics. What about the ethics ? Are we lovers of truth, without self-advertisement ? Do we give more than the money's worth ? Do we want to ? How stands our integrity ? Group A spoke quite clearly on some of these. It was for integrity. We should not artificially make ourselves a mystery—lucidity was required, not a cloak.

Group B, whose special field this was—ethics—came out strongly on the side of the angels. I liked especially their raising the banner of loyalty to the truth even above that of loyalty to the client, whether that client be an individual or the community in the shape of a public or local authority.

Group C touched on ethics by implication : the monetary rewards of a professional man may not be so great as those of some others but he has other compensations.

Curiously, Group D—public relations—seemed less concerned. Indeed their devotion to the general interests of members would seem to have no truck with such high falutin' notions as no self-advertisement. They wanted the Institution to advertise without appearing to advertise—and to distribute a list of members to all solicitors. I was saddened by this, but they said it.

Now Groups E, F and G—technical information, office organisation, partnerships—the special objective groups, as it were. They, nevertheless, found time to consider service as of importance—each of these in its own way. A progressive society throws up new ideas, said Group E. Group F was concerned for its staff, especially its female staff. All this was concerned properly with human relationships.

Groups G and H felt it was important to maintain good human relationships and personal contacts in dealings with the public and with each other : you must never forget, in our growing expertise and our deepening learning, how important are human relationships.

That, it seems to me, is a good note on which to sum up this summary of the summaries of the Discussion Groups. These high ideals are worthy indeed of foresight, learning, truth, integrity, but perhaps we should add another. I may know all mysteries and speak with the tongues of men and of angels and altogether be the whale of a fellow, but if I have not got charity, I have got nothing.

Down in the Forest

A report on the visit to Charnwood Forest during the Chartered Surveyors Annual Conference by Mrs. J. Cassels Pinkerton

Charnwood Forest is situated in the heart of Leicestershire, between two main roads—Birmingham to Derby on the West, and Leicester to Nottingham on the East. Nevertheless many of those on the tour had previously been quite unaware of its existence. We felt slightly ashamed about this, however, as we were soon to learn that the area is, for a variety of reasons, one of the most remarkable in England.

Of volcanic origin, rising to a height of about 1,000 feet, its outcrops of rock are considered by geologists to be the oldest exposed formations in the country. The area also includes granite quarries, the source of the stone used for the Albert Memorial, and pits, producing slate of beautiful green and blue colouring, now unfortunately, for economic reasons, no longer worked. Walls of houses built of the curiously coloured local stone, reminded us of slices of salami sausage!

Several stretches of water, both natural and man-made, add beauty to this part of a county otherwise lacking in lakes, and provide a sanctuary for many kinds of wild birds. We learned too that the forest is rich in wild flowers of types rare in Britain, and that it is therefore much frequented by botanists and bughunters, though travelling by bus is not perhaps the best way to study botany nor entomology. When we described our tour on the following day to a rotund, middle-aged son of Leicestershire, he conjured up an amusing picture for us as he recalled in quite lyrical terms, the halcyon days of his youth when he went butterfly hunting in the Forest.

As our bus wound its way along the narrow roads, between stone walls sometimes through woods, sometimes farmland, a knowledgeable local member drew our attention to many interesting features and viewpoints—the Swanimote Rock, round which Saxon Courts-of-Law were conducted—the Abbey of Mount St. Berhard, built by the Cistercian Order

in 1830, to a design by Pugin—the completely circular Beacon Cottage, in "salami" stone—new Grammar and Secondary Schools presently being built in the Forest for children from the town of Coalville in the valley below—two Golf Courses—and a magnificent view from Beacon Hill, from which we could see many miles in all directions, over the flat lands which surround Charnwood.

Many roads and lanes in the area bear the names of well-known long - since - departed local people. As we passed "Polly Bott Lane", a member from Surrey was heard to remark that if his name had been "Polly Bott" he would not have wanted to hand it down to posterity!

After an excellent and welcome tea in Woodhouse Eaves, still in the Forest, we came to Bradgate Park, once the Leicestershire estate of the Earls of Stamford, but now the property of the City and County of Leicester. We were escorted by the Warden, and

were immediately impressed by its beauty and its peace, by the grandeur of its ancient oaks, beeches and cedars, by the enchantment of the river and the charm of the large herds of fallow and red deer, which roam in the Park. We were also astounded by its complete lack of litter, in spite of the fact that hundreds of people visit it every week. Surely a clear indication of the devoted efficiency of the Warden and his staff.

Also in the Park stand the ruins of Bradgate House, once a stately Tudor residence and the home of the ill-fated Lady Jane Grey.

There are many good reasons for attending Conferences arranged by the RICS, and if there are gaps in your knowledge of the history and geography of Britain, there is no better way to fill them than by joining tours like this one, so capably arranged by the Institution staff and local members.



Ruins of Bradgate House (Home of Lady Jane Grey)

Ironstone Workings and Land Restoration

The two papers on ironstone workings and land restoration given at the Annual Conference and published in the August issue were a prelude to a visit to Corby and Rockingham during which a total of a hundred members enjoyed the guidance, instruction and hospitality of Messrs. Stewarts & Lloyds Minerals Ltd.

The first half of the programme was devoted to the inspection of a number of experiments in the restoration of land to agriculture and forestry after the ironstone has been worked out. The party were first shown over the forest nursery and then over some adjoining worked-out land which had been planted with trees on the hill and dale system. Explanations were given of the method of planting and the economic considerations involved. The method has the advantage that,

given reasonable weather conditions in the early stages, the young trees can make a start without any interference from weeds. On the light soils mixtures of larch (40 per cent.) sycamore (40 per cent) and Scots or Corsican pine (20 per cent) had been planted and on the heavy boulder clay soil, a mixture of oak and common alder.

The afternoon programme consisted of visits to two ironstone quarries in active operation near Corby. The party were first conducted through the Earlstrees face-shovel quarry. There they saw unworked land, diggings in progress and land which had been fully restored to agriculture with the replacement of top soil. At Cowthick quarry the party saw a large walking drag-line in operation.

Personal Announcements

Messrs. BABBS, LABDON AND PARTNERS, of 117, St. George's Street, Cape Town, have taken into partnership Mr. E. A. PALMER (PA) and Mr. W. J. FLISHER (PA). The style of the firm will remain unchanged.

Mr. A. E. BLADON (PA) has entered into partnership with Mr. J. KIRKHAM (PA) as from 1st September, 1961. The style of the firm will be Messrs. BLADON AND KIRKHAM, chartered quantity surveyors, of 20, North John Street, Liverpool, 2.

Mr. S. CHESTERS-THOMPSON, FAI, of Messrs. S. CHESTERS-THOMPSON AND SON, Halifax House, 134, Deansgate, Manchester, 3, and The Smithy, Bramhall, Cheshire, has taken into partnership his son, Mr. S. CHESTERS-THOMPSON, Jnr., BA, AAI (PA), and Mr. A. J. CAIG, FAI. The style and addresses of the firm remain unchanged.

Messrs. PERCY COLLETT AND SON, 113, Elm Grove, Southsea, have taken into partnership Messrs. H. H. LOCKE, FAI, and Mr. A. L. FOORT, FAI, who have been with the firm for many years. The style and addresses of the firm remain unchanged.

Messrs. ARTHUR W. COOKSEY AND PARTNERS, of 19, Garrick Street, London, W.C.2, have dissolved their partnership as from 30th June, 1961. The partners will continue in practice separately, Messrs. R. A. COOKSEY, TD, FRIBA, and A. P. COOKSEY, ARIBA, in Sevenoaks and London, and Messrs. G. M. KINGSFORD, MA, FRIBA, and Mr. C. J. CURTIS (F) in London and Cranleigh.

Mr. B. J. CORNELIUS, MIMUN.E (F) will be terminating his appointment with the East Grinstead Urban District Council at the end of September and taking up an appointment as Housing and Planning Inspector with the Ministry of Housing and Local Government.

Messrs. RICHARD ELLIS AND SON, 165, Fenchurch Street, London, E.C.3, have taken into partnership Mr. B. N. HARRIS (PA), and Mr. D. N. I. PEARCE (PA).

Messrs. FOX AND SONS of Bournemouth have opened a new office at 85, High Street, Lymington (Tel. 2151), as from 31st July, 1961, under the management of Mr. T. H. STODDART FOX, BSC (EST. MAN.).

Messrs. D. F. GReaves, AMTPI (PA) and G. W. KNOX have acquired the practice of Messrs. RHYS AND JUDE, 34(B), High Street, High Wycombe, Bucks. Mr. J. P. RHYS, MTPi (F) remains as consultant. The style and address of the firm remains the same.

Messrs. KNIGHT, FRANK AND RUTLEY, 14, Broad Street, Hereford, have taken into partnership Mr. ALAN HUTCHISON, FLAS (F). Mr. HUTCHISON has been Manager of the Hereford office since November, 1955.

Messrs. S. LAZARUS AND PARTNERS, chartered quantity surveyors, of 67, New Cavendish Street, Portland Place, London, W.1, have taken into partnership Mr. EDWARD E. LAZARUS (PA). The style and address of the firm remains unchanged.

Mr. JAMES W. McGIRR (F) has commenced in practice on his own account at 6, Wellington Square, Ayr.

Mr. W. M. MACLEAN, MA (PA), has retired from the partnership of Messrs. HUGH ROGERS AND NICHOLL, 18, Park Place, Cardiff. Mr. S. P. H. ROGERS, MA (F) will continue to practice under the name of Messrs. HUGH ROGERS AND NICHOLL from 18, Park Place, Cardiff.

Mr. W. K. MASTERS, BA (PA), has been appointed Chief Engineer of the Great Ouse River Board.

Messrs. MATHEW AND CROUCH, chartered quantity surveyors, of 58, Theobalds Road, London, W.C.1, Vittoria House, Vittoria Walk, Cheltenham, and 14, Collens Road, Maraval, Trinidad, have taken into partnership Mr. B. H. C. ROBINSON (PA), who has been with the firm for many years. The style of the firm remains unchanged.

Mr. HAROLD MELZACK (PA) has commenced in practice with Mr. MICHAEL J. SMITH, as from 8th August, 1961, and the firm will be known as Messrs. SMITH, MELZACK AND CO., 8, Cork Street, New Bond Street, W.1 (Regent 7404/5/6).

Messrs. MOSS AND PARTNERS, 15, South Molton Street, W.1, have taken into partnership Mr. BRIAN A. GOODMAN, AAI, who has been with the firm for a number of years, and Mr. JOHN R. E. SEDGWICK, FAI (F), who has relinquished his appointment with the WATNEY MANN PROPERTY COMPANY LIMITED.

Mr. JOHN W. NEWCOMB, BSC, FAI (F), has relinquished his appointment with Messrs. WELLER AND CO., of Guildford, and has commenced a practice under his own name at 12, Normandy Street, Alton, Hants.

Mr. A. DAVID OWEN, MIMUN.E (F), has taken up an appointment as a Housing and Planning Inspector with the Ministry of Housing and Local Government in London.

Mr. G. E. PARSONS (F), has relinquished his appointment with Messrs. CLARRY, PARSONS AND STRIDE, and has set up in private practice as G. E. PARSONS, chartered quantity surveyor, 1350, West Pender Street, Vancouver, B.C. Canada.

Mr. G. J. POWELL, AAI (PA), has resigned from his post as Deputy Chief Estates Officer to the Basildon Development Corporation and been appointed Chief Surveyor and Estates Manager to the CECIL LEWIS GROUP OF PROPERTIES, 33, Bruton Street, London, W.1.

Mr. TERENCE D. PROWSE (F) has commenced in practice on his own account from 1st September, 1961, under the style of Messrs. PROWSE AND PARTNERS, chartered surveyors, 74, Eden Street, Kingston upon Thames, Surrey. (Tel. 6861/2).

Mr. S. SUTCLIFFE (F) and Mr. D. S. SUTCLIFFE (PA) have dissolved their partnership with Mr. R. T. WATSON by mutual consent as from 31st July, 1961. Mr. S. SUTCLIFFE and Mr. D. S. SUTCLIFFE are continuing in practice under the style of Messrs. SUTCLIFFE, SON AND PARTNERS, Madeley Manor, Madeley, Near Crewe, Cheshire.

Messrs. WOOLLEY AND WALLIS, of Salisbury, Romsey and Ringwood, have taken into partnership Mr. J. T. WOOLLEY, AAI. The style and addresses of the firm remain unchanged.

The following is a corrected version of an announcement which appeared in the August issue of *The Chartered Surveyor* :—

Mr. HARRY FINLAY (PA), of Fenwick House, 289/293, High Holborn, London, W.C.1, has taken into partnership Mr. BRIAN J. C. MATHER (PA), as from 1st July, 1961. The practice will be continued as Messrs. FINLAY, MATHER AND PARTNERS, chartered quantity surveyors, from the same address.

Notices and Announcements

BALCH-ESSEX PRIZE 1961

This year's Balch-Essex Prize will be worth 30 guineas. The prize, which commemorates Mr. W. M. Balch's year of office as President, will be awarded for the best report on the market for real property during the twelve months ending 30th September, 1961, and forecast on probable trends in the year following.

The competition is open to any chartered surveyor who is under 40 years of age at the time of submitting his paper. In the event of the prize being awarded to a member of the Rural Essex Branch, the prize money will be doubled.

The closing date for entries for this year's competition is 15th November, 1961. Rules and entry forms can be obtained from the Secretary of the RICS, 12, Great George Street, Parliament Square, Westminster, London, S.W.1.

LIST OF MEMBERS, 1962

It is intended that the next edition of the List of Members should be published at the beginning of April, 1962. The main material for this list has to go to the printer early in October, 1961.

In past years, when a new list has been in preparation, the relevant extract from the current List has been sent separately by post to every member for confirmation or correction, but this method involves the expenditure of time and postage by those members who know that their current entries will be unchanged in the next edition.

On this occasion, therefore, all members who possess, or have easy access to, the 1961 List are earnestly requested to check their entries (and in the case of principals in private practice it is especially important to check the partnership details in the Topographical Section) and then to notify the Institution of any changes required, unless they relate to matters which the members concerned have already reported to the Institution since October, 1960.

Those members who have no copy of, nor easy access to, the 1961 List are asked to send a postcard to the Institution requesting copies of their 1961 entries, which will be sent to them immediately for checking.

ARBITRATIONS CONFERENCE

The Fourth Conference on Agricultural Arbitrations, convened by the Presidents of the Royal Institution of Chartered Surveyors, the Chartered Land Agents' Society, the Chartered Auctioneers' and Estate Agents' Institute and the Central Association of Agricultural Valuers, is to be held on Tuesday, 9th January, 1962, at the Halls of the Liverpool Victoria Friendly Society, Bloomsbury Square, London, W.C.1.

The Conference will be open to all members of the four convening bodies who are engaged in agricultural practice.

The morning session will be devoted to an address by Mr. Anthony Cripps, QC, and a subsequent discussion. In the afternoon a panel of five, consisting of four experienced arbitrators and one member of the legal profession, will answer questions submitted in advance by members on aspects of agricultural arbitrations.

Members are invited to submit, as soon as possible and not later than 18th November, questions for the panel and any points which they suggest that Mr. Cripps might touch upon in his morning address.

RICS EDUCATION TRUST

The purposes for which the Education Trust has been established are to promote and advance education, study and research into matters relating to the theory and practice of surveying in any of its branches.

This is being done by the grant of scholarships, awards, or prizes to chartered surveyors or other persons who are, in the opinion of the Trustees, adequately qualified.

The available funds are to be devoted primarily to the encouragement of research at the post-qualification stage. With the development of the surveyor's profession, it is obviously desirable that research should be carried out into selected aspects of the profession, as covered by the Royal Charter. Whether by individuals or by groups of members, this research, on programmes approved by the Trustees, can only prove to be of benefit to the profession as a whole.

The Trustees invite applications for grants, which should be addressed to the Honorary Secretary, RICS Education Trust, 13 Great George Street, Parliament Square, Westminster, London, S.W.1, by 31st OCTOBER, 1961.

In the past five years grants have been made to the following:

1956—Mr. F. A. Ainscough, BSC, College of Estate Management—£400.

For research in regard to land and the pattern of land ownership as a study of Estate Management, and in particular the history of land use, values and tenures.

1957—The Wilderness Study Group—£150.

For research into the comparative costs of different forms of construction or structures under varying conditions.

1958—Mr. M. E. Davis, MSc, College of Estate Management—£200.

For research into the nature of compulsory purchase and compensation with particular reference to re-development in Bristol since 1945.

1960—Mr. J. S. Andrews, BSC, College of Estate Management—£400.

For research into the development of land values in a North London dormitory area, relating the changes to demand and supply factors; with particular reference to planning legislation and practice in the post-1945 period.

1960—Mr. W. G. Collins, BSC, FRGS, the University of Leeds—£300.

For research into the land utilisation of the parish (400 square miles) of St. Catherine, Jamaica.

1961—Mr. A. W. Arends, MSC (PA)—£110.

For research in respect of a thesis on "The Sociological Effects of Forestry in Wales".

1961—Mr. Cyril E. Hart, MA, FLAS (F)—£200.

For research into the place of forestry in the economy of private rural estates.

1961—Mr. J. J. V. Hefford, (PA)—£100.

For research into the building industry in France, with particular reference to quantity surveying.

1961—The Wilderness Study Group—£150.

For further research into the comparative costs of different forms of constructions or structures under varying conditions.

CEM POST-QUALIFICATION POSTAL COURSE IN COST PLANNING

The post-qualification postal course in cost planning prepared by the College of Estate Management is to be published in October, and the College intends to hold a one-day conference, at which authors of the papers will be present, in the spring of 1962.

The course is in the nature of a symposium, which for the first time brings together a full discussion of the principles and techniques of the cost planning systems which have been developed by different members of the profession.

The course contains eleven papers. The first is introductory and looks at the way quantities have been used throughout history to settle problems of building costs. It then discusses the concept of cost planning and how it differs from traditional practice.

The second paper discusses the client and the factors which determine the amount he can afford to spend on a building project. The third paper describes the architect's design process and the nature of the cost information he requires. The fourth paper selects one particular problem illustrating the way design can affect building costs.

The fifth and sixth papers describe and illustrate the systems of elemental cost planning which makes possible the production of a design within predetermined cost limits, and this ensures value for money.

The next two papers consider an alternative approach, which isolates the specific cost effects of a set of design proposals to give the architect a guide for developing his design in full awareness of the cost consequences.

The ninth paper deals with a problem underlying all attempts at costing a design, the technique of handling and collecting building cost information.

The tenth paper broadens the field of study by considering all the features in a scheme which, throughout its life, goes to provide the client and the community with value for money.

The final paper summarises the arguments put forward in the symposium and compares cost planning with the costing systems which have been developed in other industries.

The contributors to the symposium are:—

A. A. Bellamy, ARIBA, AMTPI	F. M. J. Lee, BSC (ECON.)
B. E. Drake (PA)	J. Nisbet (F)
P. W. Grafton (F)	C. M. Nott (F)
R. Baden Hellard, ARIBA, DIP. ARCH, FIARB.	D. W. Nunn, OBE (PA)
	M. W. Parrott (PA)
	P. A. Stone, MSC (ECON.)

The course costs 10 guineas, and those interested are invited to write to The Registrar, G. L. Burke, MC, MSC, FAI, AMTPI (F) at the College, St. Albans' Grove, Kensington, W.8.

INTRODUCTION OF A PERSONAL COLUMN

At present, the only personal announcements relating to members that are published in *The Chartered Surveyor*, are those included each month in the Institution section, under the title "Personal Announcements," these do not include changes of address of members' offices.

Requests have been received recently that members should be entitled to announce in their professional journal any changes in their office address. A resolution was also passed at the 1960 Junior Organisation Conference that members seeking office accommodation for their own occupation should be permitted to advertise in *The Chartered Surveyor*; such advertisements have always been refused since no property advertisements have been acceptable.

In order to meet these requests a "Personal Column" will be included in the classified advertisements of *The Chartered Surveyor*, to include the following:—

1. Changes of address of members' offices;
2. Advertisements from members seeking office accommodation for their own occupation;
3. Certain personal items members may wish to publish.

The rates for insertions in this column will be the same as charged for other classified advertisements, i.e., 5s. 0d. per line, and £3 3s. 0d. per single column inch for semi-display with rule border.

All enquiries should be made to the Editor, *The Chartered Surveyor*, 12, Great George Street, Parliament Square, Westminster, London, S.W.1, and copy should be received by not later than the 5th day of the previous month. The feature will be introduced in the October, 1961, issue, and copy for that issue should therefore be received by 5th September.

LCC POST QUALIFICATION COURSES

The LCC Brixton School of Building offer the following Post Qualification courses during the session 1961-62. Each course will consist of approximately seven weekly lectures at 6.30 p.m., and will commence on the dates shown. The fee for each course is £1 0s. 0d.

Autumn Term

Cost Planning Techniques	... ... ...	24th October
Compensation for Compulsory Purchase	... ...	4th October

(This course is sponsored by the Surrey County Junior Branch)

Civil Engineering Contract and Quantities	6th October
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The Building Sub-Contract	24th October
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Spring Term

Photogrammetry for Architects and Surveyors	23rd January
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The use and economics of Mechanical Plant for Building Contracts	19th January
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Further details may be obtained from the Secretary, LCC Brixton School of Building, Ferndale Road, S.W.4.

FORESTRY DIPLOMA EXAMINATION : DANIEL WATNEY PRIZES

The Forestry Diploma Examination is open to corporate members of the Institution who are at least 28 years of age on 31st May in the examination year and who have had "at least five years' practical experience in forestry satisfactory to the Council." A pamphlet setting out the Rules and Syllabus of the Diploma Examination is available from the Secretary on application to the Institution, price 1s.

The Rules require that an examination should be held in every third year if any candidate presents himself for examination. In the intervening two years, no examination is held unless at least three candidates present themselves.

The year 1962 is a "triennial year"; members who consider that they will be eligible to be candidates for the Diploma in 1962, and who wish to sit for the examination (which would be held in June, 1962) should obtain the appropriate application form from the Secretary. They should complete and return the form to the Institution during the month of October, 1961; the closing date is 31st October, 1961. The examination fee of 10 guineas need not accompany the application; that would be called for at a later stage after the candidate had been approved as eligible to sit the examination.

Daniel Watney Prizes may be awarded on the recommendation of the examiners to candidates who obtain not less than 70 per cent of the total marks in the Forestry Diploma Examination.

METRIC SYSTEM OF WEIGHTS AND MEASURES

The Council, after consultation with the standing committees of agriculture and forestry, land surveyors, mining surveyors and quantity surveyors, have informed the Ministry of Agriculture of the Institution's strong support in principle for the introduction into the United Kingdom of the Continental metric system of weights and measures.

Broadly the same view was taken when the Institution was consulted some three years ago by the Metric Committee of the British Association for the Advancement of Science for the purpose of its report to the Government. Nothing was then published; but, on this occasion, the Council and the various committees concerned consider that members would wish to be generally aware of the Council's views on a subject of special importance to this profession.

ACADEMIC STANDARDS OF ENTRY

As announced on page 76 of the August, 1961, issue, the minimum academic standards for entry to the Institution will be increased with effect from 1st October, 1962.

The requirements in respect of the General Certificate of Education were incorrectly stated in respect of alternative (c) which should have read "passes in one subject at Advanced level and four other subjects at Ordinary level to be obtained at not more than three sittings, and to include English Language and Mathematics." A leaflet giving particulars of the requirements is available on request.

SEPTEMBER, 1961

INSTITUTION

CAMBRIDGE UNIVERSITY ESTATE MANAGEMENT CLUB

The Annual Dinner of the Cambridge University Estate Management Club was held in Trinity Hall, on 7th July. The President, Mr. G. F. Pettit, MA, FLAS (PA) was in the Chair and the principal guest was Mr. Noel Dean, MA, FLAS, LRIBA (F), Director in Estate Management at Cambridge University.

On behalf of club members and the staff of the Department the President formally presented Mr. Noel Dean with his portrait to mark his retirement from his post as Director in Estate Management and Head of the Department later in the year. Mr. Dean asked that his thanks should be expressed to all who contributed to his gift.

His Honour, Judge W. K. Carter, QC, a Senior Official Referee, replied to the toast of "The Guests" proposed by Mr. H. R. Stewart, MA, FLAS.

The Annual General Meeting was held on 8th July and the following officers were elected: President: Mr. H. R. Stewart; Vice-President: Mr. D. P. Metters; Hon. Secretary/Treasurer: Mr. O. Stirling Lee.

At the meeting it was announced that a course of lectures would again be held in Cambridge in 1962 from 27th to 30th June to which members of the profession would be invited. Further details will be announced later.

JUNIOR ORGANISATION

OGM Thursday, 21st September, 1961

"New Roads for London; a Surveyor's Sphere of Action" is the title of the talk to be given at the first meeting of the new session by Mr. A. R. Bailey (F). Mr. Bailey is Assistant Divisional Valuer in the Road Improvements Division of the Valuation Department of the LCC. The meeting will be held at the Institution at 6.15 p.m. and will be preceded by a buffet tea from 5.30 p.m.

Annual Dinner

The Annual Dinner will be held at the Fishmongers' Hall, on Friday, 10th November, 1961.

Residential Course: "Britain 1970"

The Junior Section of the Lancashire, Cheshire and Isle of Man Branches is holding a week-end residential course at Burton Manor in Cheshire commencing Friday, 13th October, 1961. The theme will be "Britain 1970." Various topics will be discussed to illustrate the trends in subjects closely allied to the profession including city centres, finance and insurance, and land tenure, together with comparisons with American methods. Details from: R. J. Weston, BSC (PA), c/o Dunlop, Heywood & Co., 90, Deansgate, Manchester, 3.

Sport

BOWLS

Following representation from some members that a Bowls Section might be added to the activities of the Sports Club, would any member of the Institution, who would be interested in joining the Sports Club as a member of the Bowls Section, write to F. J. Matt, Esq. (F), 59, Park Place, Cardiff.

The game of bowls which it is intended to play is not to be confused with the latest American craze which is raging in England at the moment.

Matches would be arranged to take place mid-week, so that they would not conflict with the activities of a member's local club.

If any member interested in any other section has not joined the Sports Club because of the thought that matches might take place at the same time as his own club matches, he may be reassured that such will not be the case as matches of all Sections of the Sports Club are mid-week affairs.

GOLF

In a match played at Huntercombe on 3rd June the CSGS lost to the Bar Golfing Society by 4 matches to 6.

In a match against the Royal Institute of British Architects Golfing Society played at Worplesdon on 18th July, the result was a draw.

The CSGS played the RE Golfing Society at Hankley Common on 22nd July. The result of this match was a win for the Society by 6½ matches to 1½.

SAILING

The Sailing Section of the Sports Club will be holding their inaugural meeting at 5.45 on Wednesday, 20th September at the RICS. All interested will be welcome.

RUGBY FOOTBALL

The annual rugby match against the CAEAI will be played at Richmond in November. Will any members who play rugby regularly and would like to represent the RICS in this match, or in other matches this season, write to the rugby section secretary: John Hosking, LLB, 1, New Court, Lincoln's Inn, London, W.C.2, giving their position, weight, height, club team, and "playing age."

CRICKET

Royal Institute of British Architects 98.

Chartered Surveyors 99 for 8.

Played at Cheam, Wednesday, 26th July, 1961.

The Surveyors won by 2 wickets.

Unfortunately, due to misunderstood instructions, the Architects found themselves to be short of two players. Mr. Herbert Nicholson, a quantity surveyor, gallantly filled one of the positions, but in spite of numerous telephone calls an eleventh man could not be found.

In spite of this the Architects made a splendid fight and went down with colours flying. Morris and Bristow both batted splendidly against keen and accurate bowling supported by excellent fielding.

On paper, the Surveyors, should have won easily, but Derek Robinson, the Architects' captain had other ideas. He and D. Stevens bowled unchanged and gave the Surveyors a fright when five wickets fell for 59, but Brown and Ridgwell brought about a good recovery.

RIBA						
Morris, A., st Eastall, b Champion	...	...	...	...	...	45
Powers, A., ct Lindsey, b Rossiter	...	...	...	...	...	12
Batty, J., lbw Burnett	...	...	...	...	...	4
Stevens, D., b Burnett	...	...	...	...	...	0
Robinson, D., c and b Rossiter	...	...	...	...	...	1
Bristow, D., ct Goater, b Lindsey	...	...	...	...	...	20
Mills, B., b Lindsey	...	...	...	...	...	0
Drew, E., st Eastall, b Tester	...	...	...	...	...	6
Pache, M., b Champion	...	...	...	...	...	1
Nicholson, H., not out	...	...	...	...	...	1
Extras	...	...	...	...	...	8
						98

Chartered Surveyors

Eastall, D., ct Batty, b Robinson	...	...	...	...	...	3
Tester, B., lbw Robinson	...	...	...	...	...	4
Deagle, D., b Robinson	...	...	...	...	...	27
Clapp, M., lbw Stevens	...	...	...	...	...	6
Ridgwell, R., ct Batty, b Robinson	...	...	...	...	...	21
Goater, A., st Powers, b Robinson	...	...	...	...	...	5
Brown, T., lbw Robinson	...	...	...	...	...	22
Lindsey, B., b Robinson	...	...	...	...	...	0
Champion, P., not out	...	...	...	...	...	6
Rossiter, R., not out	...	...	...	...	...	0
Extras	...	...	...	...	...	5
						99

For 8 wickets

K. Burnett did not bat. *Bowling*: Robinson 7 wickets for 39 runs.

Chartered Auctioneers 185.

Chartered Surveyors 143 for 8.

Played at Hampstead on Wednesday, 19th July, 1961.

An interesting day's cricket resulted in a draw with honours about even. The splendid fielding by both sides was a feature of the game.

Sent into bat the Auctioneers made a very slow start but credit must be given to C. Harrison and C. McDonald for some accurate bowling supported by splendid fielding. Before lunch they together bowled 33 overs for only 47 runs. On the resumption Harper and Rowbottom increased the tempo and between them added 96 to the score. The latter was then splendidly run out for 56 when Parr hit the stumps from a fine throw. Harper left

17 minutes later for 58. From 143 for 4 the score slumped to 185 all out. The innings lasted 3 hours 37 minutes during 77 overs.

The Surveyors were left with a little over 2½ hours in which to get the runs. Fletcher and Gasson gave them an excellent start and had scored 46 before the latter was bowled. Oakley was then dismissed on the edge of the boundary from a remarkable catch by Chapman who ran a considerable distance round the boundary to take the ball one handed low down. Fletcher and Parr were dismissed by fine catches in the deep field and the score became 71 for 7 with an hour to play.

Drew playing a skipper's innings, well supported by Sarjeant, brought about a recovery and at stumps the score was very presentable at 143 for 8, scored off 55 overs. Drew hit the last ball of the day to the leg boundary to make his score 50 not out. His runs included 8 fours and a six.

Correspondence from Members

CHARTERED QUANTITY SURVEYORS AND CONTRACTORS

Sir,

It is the policy of the Institution that chartered quantity surveyors should not accept salaried appointments from contractors. I think this policy may well be reconsidered in the circumstances of the all-in service, the package deal and the Dip.Tech. (QS).

The policy is usually defended on the grounds of the impartiality of the surveyor. I have always found it difficult to accept this. The surveyor cannot be impartial when he is constantly arguing with the partial contractor. If the profession is as successfully impartial as it likes to pretend, why do all contractors appoint their own surveyors to safeguard their interests and have increased their tendency to do so? This is probably a major cause of the current scarcity of staff. As this is now the common order of things in the industry, I submit that the chartered quantity surveyor must necessarily lean toward safeguarding the interests of the client.

Nor is it clear why a surveyor should be impartial in post contract work. It is not dishonourable to advocate a particular cause and there is precedent within the surveying profession on party wall disputes where each owner appoints his own surveyor to argue his case before a third surveyor. Within the legal profession barristers are constantly presenting their clients' cases in the best possible light; and then serve as judges in what we hold to be the most impartial judicial system ever created.

The creation of a second body of surveyors is also feared and the Association of Consulting Engineers is usually quoted in this context. It is not generally known that the qualifications for membership of the ACE are first, membership of a professional body and, second, income exclusively by fees. That is to say that if there were created an analogous body in the surveying profession it would not affect membership of the Institution and, further, that any salaried employee, even if working for firms in private practice, would not be eligible for membership. In short, the ACE and like organisations are exclusively for principals of firms in private practice and in no way affect the rights of other professional men to work for contractors.

Those who fear the creation of a two-tier profession seem quite unaware of the existence of the Institute of Quantity Surveyors, which body is growing in strength and stature. The two-tier profession is already here and the profession is the worse for it.

Dilution of the profession is also feared; but there is no suggestion that those surveyors who are currently employed by

contractors be admitted to membership of the RICS. I am considering merely that existing chartered quantity surveyors be permitted to accept salaried appointments with contractors. The appointment of chief quantity surveyor to any of the larger firms of contractors must be considered an important post and it is to the detriment of the Institution that such posts are not filled by chartered quantity surveyors.

In this context I should like to mention the profession of accountancy whose members, particularly since the war, have played an increasingly important part in the direction of industry. I see no reason why chartered quantity surveyors should not have open to them directorships of contracting companies and have the opportunity to play an equally important part in the direction of the building industry.

With the coming of the all-in service and package contracts it is arguable that this is where the future of the profession lies. The days when the preparation of a bill was the main (frequently the sole) function of the surveyor must give way to the function of the surveyor as a member of a team and an expert in cost consultancy in its broadest aspects; the information on costs lies in contractors' accounts—not in prices in bills!

Finally there is the advent of the Diploma in Technology. We have been warned to expect in the next few years that students will qualify as Dip.Tech. (QS) and will be eligible after two years' practical experience for election as chartered quantity surveyors. I understood at the Triennial Conference that Dip.Tech. would be regarded as a higher qualification than ARICS. In these circumstances I wish to suggest as strongly as possible that these Diplomas in Technology will be recruited by the contractors during their two-year waiting period and, with the present policy, these men who may very well form the cream of the profession will be lost to the Institution and at the same time these lucrative and influential posts will be lost to its members.

I have thought for some time that this policy may reflect the fact that the direction of the affairs of the Institution lies largely in the hands of principals of firms in private practice to whom we must be grateful for their time and the results they have achieved. But these are the very people who would suffer most if their most able salaried assistants left to take employment with contractors. They are no doubt impartial surveyors, but no man can be judge in his own cause.

I think that the foregoing arguments are sufficient grounds for a further examination of the policy by a representative committee.

Yours faithfully, J. DE METZ.

Tadley, Hants.

STRUCTURAL SURVEYS

Sir,

Having retired from practice after a long professional career which included in its scope a fair proportion and variety of structural surveys, I feel I can take a more objective view of the subject than many of my colleagues who are still actively concerned with its problems.

I doubt very much whether a "Scale of Fees for Structural Surveys" is feasible. I cannot see how any Scale could be devised which would not be so complicated as to be practically unworkable and certainly not of universal application. The work entailed in any structural survey bears little, if any, normal relation to characteristics of property upon which scales are normally based (e.g. value, size, character). A satisfactory survey of a fairly modern residence worth £6,000 might perhaps be accomplished in, say, three or four days whereas a survey of a reputed 15th-century cottage with additions and alterations made on various occasions between then and the present day, and worth perhaps £3,000, might occupy nearly as many weeks. Then again, one client may expect an exhaustive survey and report dealing with every feature, whereas another may instruct that he does not wish to be told anything about the heating or electric services or even some sections of the drainage because he is going to remodel them anyway. No simple scale can take into account all these variables.

To my mind the only practicable basis of charge is the usual "time and trouble" basis. It is rarely possible to forecast with any accuracy what this is likely to amount to; and I would agree that this is not very helpful when the client, having discussed with the surveyor the scope of the intended survey, asks the usual question, "And how much is all this going to cost me?" Still less also, when a somewhat naïve client asks, at the very outset, "How much do you charge for structural surveys?" (I have sometimes been tempted to reply to such a question with another, "How long is a piece of string?"). I think that about the only thing the surveyor can do is to elicit from his client such information as he can give about the size and character of the property to be surveyed, try to discover by judicious and tactful questioning anything which is likely to give the surveyor more than ordinary trouble, and then, drawing on his past experience, tell the client that if the survey proves to be a normally straightforward one the charge should not be more than X guineas. Should the client reply, "Oh, but So-and-So said he could do it for half that," then the recommendation I would make to the surveyor is that he should tell his enquirer, as politely as he can, that he is not interested in tendering or Dutch auctions in the matter of fees for such work.

On the subject of a form of structural report for the use of chartered surveyors, I am equally out of sympathy with such an idea. Structural reports can no more be standardised and confined within a set framework than can auction sale particulars. I do not know whether your correspondent, who advocates this, visualises something like the many types of building society survey form with which we are all familiar, but we know how inadequate some of these can be in providing space for the descriptions and comments we feel it necessary to insert. Most surveyors who have any considerable experience of structural surveys have evolved their own "model report." A report should be a readable document, not a form, partly filled in and partly erased, like a standard form of contract for which this method is quite suitable. There are some things which can with advantage be tabu-

lated in a report, and others (e.g. reports from electrical and heating specialists which the surveyor has considered it advisable to obtain) which can and should be relegated to an appendix; but surely it is not expecting too much of a chartered surveyor, that his competence to make a structural survey should be matched by sufficient literary ability to enable him to compile a report, which will give all the essential information without prolixity or a superabundance of technical jargon.

As to the possibility of recognising the work as that of a chartered surveyor, it should be sufficient if the report is made in the first person and the words "Chartered Surveyor" (with or without the designatory letters) appear in the subscription. This should apply even if the Report emanates from a firm, unless the preamble explicitly states that the survey was carried out by Mr. A—B—, F.R.I.C.S., Chartered Surveyor.

I could make many more comments on various aspects of structural survey work, arising from what has already appeared in the correspondence, but I feel this not the place, nor should I be justified in asking you to afford the space, in which to air them.

Yours faithfully,

B. E. LAWRENCE.

49, Evelyn Crescent, Southampton.

STRUCTURAL SURVEYS

Sir,

Arising out of my rather provocative letter you published in April, there have been a number of interesting replies and suggestions. Although the writers are not all agreed on the remedies, there would appear to be general concern at the present state of affairs. From time to time a reappraisal of some part of our work may well become worthwhile due to changing circumstances and conditions and it may well be due now.

Over the last 15 years there has been an increase in cases of negligence. Indemnity premiums have risen and yet the training for structural surveys has not been improved, and there has been no apparent attempt to raise professional standards. Students have more to learn and less time in which to study. Insurance Companies are telling us how to write reports, thereby making them largely ambiguous. Those people with less education and money are becoming our clients, and so on. The following suggestions have been made and I fully support Mr. Foster Taylor's proposal that the subject be investigated by a working party.

- (1) Improved training.
- (2) A rationalisation of reports, and an explanation of them for clients.
- (3) Advice on fees either on a national scale or at branch level.
- (4) Consideration as to whether we should evolve something less than a "full report" to meet the needs of the "new clients" who are unable to afford the proper thing.

We must be careful not only to maintain but if necessary, raise our standards in order to keep the confidence of the general public, and at the same time take care to ensure that we are serving all the public and not just a section of it.

Yours faithfully,

D. C. MORRIS.

21, Soho Square, London, W.1.

Book Reviews

Armour on Valuation for Rating

Third Edition by J. P. H. Mackay, Advocate, and J. J. Clyde, Advocate. With a section on Industrial Derating by J. G. Milligan, Advocate.

It may well be that this long awaited book can help surveyors in their interpretation of the new Valuation and Rating (Scotland) Act, for the authors have necessarily had to be highly speculative as to the various problems and questions which may arise. In that respect they are at a disadvantage compared with the original author, for S. B. Armour, MA, Advocate, Sheriff Substitute for Caithness, Orkney and Shetland, wrote his first edition in 1892, 38 years after the passing of the Lands Valuation (Scotland) Act of 1854. Indeed, in the preface Sheriff Armour makes it clear that the scope and purpose of his work was to supply "the want of a digest of the various statutes and cases bearing on the valuation of property for rating which it is understood has long been felt by those practically interested in the subject."

The authors of the present edition again emphasise that the prime merit of both the original work and the new edition is as a source book of principle, and, indeed, it is mainly because of its clear exposition of the principles of the law of valuation that the last edition has continued to be of such great service even 50 years after its publication. In addition to setting forth the principles, Sheriff Armour was very much aware of the fact that until his time the grounds of the Lands Valuation Appeal Court's decisions could only be reached by careful perusal of the printed cases privately issued by the Commissioners of Inland Revenue, a work involving the expenditure of considerable time and labour. To-day however, the chartered surveyor and any other person seeking the latest decisions of the Valuation Appeal Court can have these a few weeks after the cases have been decided, thanks to the excellent arrangements for publication made by the RICS. Accordingly the authors of the new edition have been well advised to cut down some of the more lengthy excerpts from the Judges' opinions in the early Valuation Appeal Cases.

Considerable liberties have been taken with the existing text and many sections of the book have necessarily had to be completely rewritten. This, however, is no great disadvantage because the truth is that however great the dependence of old surveyors on the previous editions of Armour, for most practical purposes the book was long out of date.

The new edition will, therefore, come as a pleasant surprise to the majority of practising rating surveyors, who will find in it a clear and concise statement of the law of valuation for rating and a lawyer's view of valuation practice. The expression "lawyer's view of valuation practice" is deliberately used by the reviewer because, while in Scotland there is in addition to Armour other books and particularly "Guest on Valuation," dealing with the subject from a legalistic viewpoint, there is no book written by a practical valuer devoted to practical methods of determining value.

It was an English rating surveyor who was heard to remark that 6 guineas was a great deal to pay for an explanation of the absurdities of the Scottish Rating System, but the new edition of Armour is something which every surveyor, practising in Scotland, must have upon his bookshelf, and he will appreciate that it is cheap at that price.

J.C.P.

Building Contract Variations and Final Accounts

By G. Chrystal-Smith, AIA, AIQS. Newnes. 1961. Price 35s.

The stated object of this publication is to explain—presumably to quantity surveying students—the procedures involved in the post-contract stage of building contracts. It is claimed, with some truth, that previous text-books on quantity surveying have largely ignored this aspect.

The objective of this book would however have been better attained had not 203 out of the total of 206 pages in Chapters 1 and 2 been devoted entirely to examples of measuring and billing a hypothetical variation account. This is not—or should not be—a text-book on taking-off and writing a draft bill; these techniques have already been acquired by the student and the tedious working through of omissions and additions for 18 variation orders serves little purpose.

Worse still—in the very first example given there is a glaring discrepancy between the dimensioned drawing and the measure-

ments. This is probably due to lack of proper editing—evident in many other places throughout the book—but nothing could be more calculated to confuse a student or to create a bad impression.

In the examples given all omissions have been measured; there is no mention of the importance of reference being made to the original dimensions or the practicability of taking omissions from these, or from the bill.

The remaining chapters deal with ascertainment of prices for variations, materials rise and fall claims, provisional work and PC sums, dayworks, interim certificates and contracts without quantities. Chapter 11 consists of specimen IQS and IAAS examination papers. Here again the amount of text as compared with elaborate examples is woefully small—only some 14 pages out of a total of 56 pages comprising Chapters 3 to 10.

The chapter which deals with ascertainment of prices is most disappointing: there is little attempt to show how the fixing of pro-rata prices should be tackled by first analysing BQ rates; the examples might have been much more illustrative.

It would have been helpful if the chapter on rise and fall claims had indicated the need to apply some reconciliation procedure to quantities of materials claimed as compared with the measured bill, with due recognition of waste in use.

In a book of this nature one would expect to find some directions as to the surveyor's responsibilities in maintaining cost control during progress of a contract. There is however only the briefest mention of estimating the value of variation orders at the time of issue, whereas the impression is given (possibly unintentionally), that the architect will keep a check on expenditure by means of the contractor's actual costs during progress.

One feels that this book, while its purpose is laudable, misses the mark in too many respects to be recommended as a trustworthy guide to first-class practice in final account work.

E.P.S.

ADDITIONS TO THE LIBRARY

Agricultural Law

Connell, C. G. The Agricultural Holdings (Scotland) Acts. 5th edition. Hodges. 1961. L.630 (41.4).

Architecture and Building

Broek, J. H. van den, editor. Habitation: series 1 and 2. Elsevier. 1959. 718.1 Fol.

Kelsall, M. R. and Harris, S. A Future for the past. Oliver and Boyd. 1961. 699.8.

Mills, E. D., editor. Architects' detail sheets, Vol. 5. Iliffe. 1961. 694 Fol.

Auctioneering

Mercer, G. The Auctioneer's manual. 11th edition. Estates Gazette. 1961. 335.1.

Bookkeeping

Spicer, E. E. and Pegler, E. C. Practical bookkeeping and commercial knowledge. 11th edition. H.F.L. (Publishers) Ltd. 1961. 657.

Civil Engineering

Connie, J. editor. Civil engineering reference book, 4 volumes. 2nd edition. Butterworth. 1961.

Concrete

Champion, S. Failure and repair of concrete structures. Contractors Record. 1961. 624.224.

Creasy, L. R. Prestressed concrete cylindrical tanks. Contractors Record. 1961. 624.224.

Elgar, W. H. Elementary principles of reinforced concrete design. Architectural Press. 1961. 624.224.

Contract Law

Robb, G. G. G. and Brookes, J. P. Outline of the law of contract and tort. 2nd edition. Estates Gazette. 1961. 347.4/5

Directories

Sell's building and civil engineering trades lists. 1961. Business Directories Ltd.

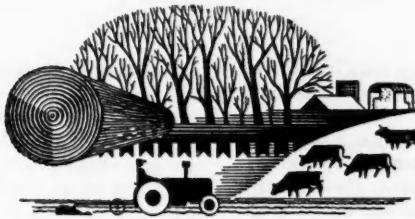
Stock Exchange official year book. 1961. Vol. 1. Skinners. R.058:332.61.

Drainage

Livesley, M. C. Field drainage. Spon. 1961. 631.8.

Estate Management

Leach, W. A. Urban estate management. Vol. 2. Estates Gazette. 1961. 356.6.



AGRICULTURE AND FORESTRY

Methods of Tenant-Right Valuation: The Two-way Approach

BY ARTHUR NOBLE, BSC, FLAS (F)

Standard figures for tenant right valuations mean that the ingoing tenant's valuer does little more than check the arithmetic of the outgoing tenant's valuer. In this article Mr. Noble, who is Head of the Estate Management Department at the Royal Agricultural College, Cirencester, suggests a new approach.

THE Agricultural Holdings Act, 1948, laid down "value to an incoming tenant" as the principle of valuation to be applied to the matters set out in the 4th schedule, Part I (Short Term Improvements) and Part II (Other Tenant-Right Matters).

It is also worthy of note that, until 1948, the same principle was applied by the old 1923 Act to long-term improvements. These, however, are now to be valued on the "increase of value of the holding attributable to the improvement." There are those who claim that this was no change in principle, but merely an indication of method to be used in practice. At the same time old long-term improvements, commenced before 1st March, 1948, are still to be assessed as "value to an incoming tenant."

The principle of "value to an incoming tenant" is as old as tenant right legislation itself, for it was first laid down in regard to the UMV of fertilizers and food-stuffs by the Agricultural Holdings Act, 1875. What was new in 1948 was that unwritten customary methods of valuation were abolished, and it became necessary for the Minister to replace them by a statutory code.

An expert advisory valuation committee was therefore appointed and charged with the duty of recommending practical methods of assessing compensation for the 4th schedule matters. The committee issued their first report in 1948, and their recommendations became incorporated in the Agriculture (Calculation of Value for Compensation) Regulations, 1948 (SI No. 185), which after a number of intervening amendments, has now been consolidated in the Regulations of 1959 (SI No. 496).

The practical valuer, backed by the CAAV and its county branches, had over the years built up a customary system of tenant-right valuation, which was based almost entirely on the cost of works to the outgoing tenant.

More curious was the fact that the statutory code of tenant-right methods set out in the Minister's regulations also followed custom in basing methods on cost with little exception; in fact the statutory code is in reality a schedule of the commonest unwritten customs.

To illustrate the point a few examples are taken at random:—

1. *Mole-drainage* into an open ditch, cost of works spread over three years; into a tiled main, cost of works spread over six years.

2. *Liming and chalking*, cost of the lime or chalk as applied to the land spread over eight years.

3. *Growing crops*, the reasonable cost of seeds sown and cultivations.

4. *First year tenant's pasture* before removal of a crop, the reasonable cost of seeds sown and cultivations.

5. *Unexhausted manorial values* of fertilizers and food-stuffs are based on the current rounded unit prices of three standard fertilizers.

The principle exception to the cost basis is the case of tenant's pasture after the first crop has been removed, when the value is to be the face value of the pasture taking into account (a) present condition, (b) management since sowing, (c) situation of the holding, (d) fencing, (e) water supply and (f) other relevant circumstances. No indication is given of how the level of face value is to be assessed, and the valuation lapses into a sheer arbitrary guess, based on nothing at all except "experience," not even cost, though it can in practice, of course be related to a written-off proportion of the first year's cost, a method which is provided for in some farm agreements.

One may even submit that three of the above factors are wrongly taken into account in assessing the face value of the pasture, namely (c), (d) and (e). It is true that the incoming tenant may be able to make greatest use of the pasture if the field is situated near to the buildings, if the fencing is stock-proof, and if the water supply is adequate, but these surely, are all elements in the rental value of the field, which an incoming tenant would take into account in tendering a rent for the farm. Hence, if he is to pay for these elements in his tenant-right, he is surely paying twice over. In submitting an example hereunder, therefore, the field has been cut for hay and the grass fed in that form to stock, a process quite independent of the three factors in question.

It is true that, in order to marry the cost methods of valuation with the legal principle of value to an incoming tenant, the foreword to the regulations indicates that, in certain circumstances such as bad husbandry on the part of the outgoer, the valuer shall *reduce* the cost figures to the level of value to an incoming tenant. There is no suggestion that in many cases the value to an incoming tenant may well be higher than the cost to the outgoer, as indeed it should be if there is any profitability in the operation. At the same time no indication is given as to how the assessment of value to

an incoming tenant is to be made. How in fact is it to be established that the value to an incoming tenant is lower than the cost of the operation?

The valuation of tenant-right arose in the first instance to provide the outgoing tenant with such measure of compensation that he would not be reluctant to improve the property and to farm up to standard. It must have become natural, therefore, to view the valuation from his angle and merely to ensure that he would recover his costs. At the present day the advantages of the cost method are simplicity, clarity, exactitude and uniformity, and these surely are cogent reasons for leaving well alone. On the other hand, standard figures being provided by the CAAV, the present day valuation does little more than prove that the opposing valuers (or their clerks) would pass arithmetic at GCE "O" Level. The ingoer's valuer is doing little more than check the outgoing valuer's figures and getting a bit knocked off either directly on the tenant's claim or indirectly through a counterclaim.

It is submitted that the ingoer tenant should have his own viewpoint, which need not be, on the part of his valuer, an arbitrary guess proudly based on experience, as in the case of the face value of pasture. The ingoer valuer should do more than merely argue the outgoing valuer's cost figures, and he should do more than make a guess based on custom. Valuation is frequently defined as intelligent guesswork; the guess should be at any rate intelligent, not a mere shot in the dark.

It is submitted, therefore, that the ingoer valuer, being the purchaser, should approach the matter from the angle of productivity, leaving the outgoer's valuer to estimate the cost of the operation. By free negotiation between the parties a fair value could then be fixed, a figure which would recoup the outgoer for his efforts, whilst at the same time being related to its ultimate value to the inquirer.

The one year's seeds ley may be chosen to point the argument. This would, both by customary practice and by the statutory code, be valued on the cost of seed and cultivations, something as follows:—

Seeds ...	...	...	£2 10 0	per acre
Sowing	...	...	5 0	" "
Harrowing	...	...	4 0	" "
Rolling	...	...	4 0	" "
			£3 3 0	" "

This figure quite fairly represents the outgoer's angle, a minimum below which he would sustain a loss. What of the ingoer's viewpoint? He will be thinking of the ley in terms of grazing, silage or hay to be turned into some secondary product such as milk, or beef, or mutton. He can estimate his gross sales and then assess what proportion of this figure he can afford to offer to the outgoer.

In order to show that the value can be assessed quite independently of the situation of the field, the fencing and the water supply, it is proposed to turn the crop into hay and then into milk as the secondary product.

The ingoer might argue that 28 lbs. of good hay fed to his cows would provide a daily maintenance ration and 1 gallon of milk. Assuming first and second cut yields of hay totalling 3 tons or 6,720 lbs. per acre, food material would be available for the production of 240 gallons of milk per acre. This is a conservative estimate, and no account has been taken of the share of the maintenance ration in producing an extra daily gallon or more from each cow.

On this basis the value of the ley to an incoming tenant might be calculated as follows:—

Gross sales per acre :—	...	...	£36
240 gallons at 3s.	...	...
Divide gross sales into :—			
Labour and Overheads (40 per cent) ...	...	£10	
Food (60 per cent) ...	...	£16	
		—	£26
Profit	...	...	£10
		—	£10

Giving the ingoer a normal margin of profit on his milk enterprise and charging a normal percentage of cost for labour and overheads, £16 per acre, the charge for food, is the value to the ingoer of the hay off the ley. He has, however, to convert the grass into hay, which might cost him £8 per acre (£4 for each cut), and he would be left with a sum of £8 per acre to offer to the outgoer for a ley for which the latter would under existing methods get £3 3s. Any charge made for the application of fertilizers considered necessary to produce the 3 ton crop would reduce the margin.

One critic may ask, "Are not the percentages used guesses just as arbitrary as the face value figures?" The answer is, "No, that is where co-operation with the agricultural economist would come in, and plenty of evidence is constantly being provided to support such figures."

Another critic may say, "Hasn't this oaf ever heard of the valuation of fodder roots at Michaelmas by yield, i.e., tonnage \times consuming value, in the Vale of Gloucester and elsewhere?" The answer is, "Yes, and this oaf has also heard of the valuation of fodder roots at Michaelmas on cost of seed, fertilizers and cultivations (exactly as recommended in the statutory code) on the Cotswolds within a very short distance of the Vale of Gloucester." The point is that both methods ought to be used on the same farm at the same valuation, one by the ingoer's valuer, the other by the outgoer's valuer.

On the other hand, it would be preferable that the consuming value used by the ingoer's valuer should be related to the utility of the product to him, as suggested in the case of hay, not to market price, as in the present system.

This raises the whole question of consuming value, which is used not only in the custom quoted of valuing growing crops of fodder roots at Michaelmas, but also more generally for the valuing of harvested crops, such as hay, straw and roots. The method suggested by the statutory code of arriving at consuming value is to take the average market price during that season minus the manorial value of the food-stuff. Older customary methods take the market price and reduce it by an arbitrary one-third or two-thirds according to which fodder is under consideration. Both these methods, based as they are on market price, represent not so much value as cost to the inquirer. They take no account of the productivity of the food, out of which he can afford to pay the outgoer his share. It is submitted that the assessment of harvested crops should be approached as for growing crops.

CRITICISMS

The genuine criticisms which can be levelled at this presentation of the valuation from the productivity end are:—

1. A relatively simple example has been taken, and space does not permit extending it to other cases. But it can be done, and it gives the valuer a much more interesting and rewarding task than merely doing arithmetic.

2. A relatively remunerative secondary product, milk, has been chosen, which shows a substantial margin between the ingoer's valuation and the outgoer's cost figure. On those farms where milk is not a possibility it would be up to the

ingoer to devise the most profitable alternative or even to show that a profit is not possible, and that the outgoer is not entitled to his cost value.

3. There is the intrinsic difficulty of correctly estimating the yield of a growing crop, particularly of a future one, on which the eccentricities of the weather have yet to play their part. The answer in this case must be in conservatism. So long as the estimate is not unduly optimistic, the valuation need go very little awry.

4. Nothing has been said about three aspects of the valuation :—

(a) What of cultivations and acts of husbandry in fields where there is not yet any growing crop ? Here the ingoer must choose whether he will look ahead to harvest time, akin to the valuation of an away-going crop of wheat, or fall back on cost methods.

(b) The treatment of the UMV of fertilizers and food-stuffs is an intriguing problem. In sheer theory it should be possible to work out in terms of £ s. d. the advantage to be gained from applications of manures, but, if the two-way approach to the valuation were adopted in other respects, it is doubtful whether a separate valuation of UMV would be necessary, for surely they are absorbed in the ingoer's productivity figures. Hence an element of simplicity would be gained.

(c) Long-term improvements must obviously form a subject on their own. The 1948 Act does not call for their assessment on value to an incoming tenant. Nevertheless, though in practice the valuation normally begins with the cost of erection or instalment, whether or not this is expressed in terms of capitalised rent before spreading over the length of life of the improvement, it

is possible to assess the long-term matters in terms of either increased productivity, or saving of labour, waste or wear and tear, convert this to an increased rent for the holding and then capitalise. Thus the two-way approach is as worth while considering for long-term improvements as for short-term matters.

ADVANTAGES

There are a number of arguments within the realms of pure economics to support the case for the two-way approach which there would be little point in making. The three relevant practical ones are :—

1. It was the clear intention of the 1948 Act to abandon custom in methods of valuation, but it did not in effect do so. The two-way approach would bring the operation within the realm of true valuation, based on assessments from their own angle by the two parties, the selling outgoer and the purchasing ingoer.

2. It would be an extra incentive to efficiency in both parties. The outgoer, whilst being bound to choose those enterprises most suited to his conditions would have the opportunity of making more than his cost of production. The ingoer would have to back his judgment on the future farming of the holding. Thus it would fit more aptly into the growing practice in letting farms, whereby the younger generation of prospective tenants are expected to back their judgements in working out their farming system and budgeting ahead when tendering for rent.

3. It would be even more appropriate to transfer between owner-occupiers, ever increasing in number, in those cases where the tenant-right matters are valued separately from the purchase price of the land itself, which is the more usual practice.

June 1961 Agricultural Returns for England and Wales

GENERAL SUMMARY

The provisional results of the June 1961 Agricultural Returns for England and Wales show an increase over June, 1960, in the area under barley and decreases in the areas under wheat, oats and mixed corn. There has been a fall in the potato acreage and the areas under most other crops are rather lower than a year ago ; the acreage of temporary grasses has increased.

Compared with June, 1960, there are increases in the numbers of cows and heifers, ewes and lambs and poultry. The total pig breeding herd has increased further since March and is well above the level of a year ago.

CROPS AND GRASS

Compared with June, 1960, the area under cereals has decreased by 153,000 acres (2.4 per cent). Wheat is down by 273,000 acres (13.6 per cent), oats by 171,000 acres (15.6 per cent) and mixed corn by 56,000 acres (28.7 per cent). Barley is up by 344,000 acres (11.2 per cent) and rye by 2,000 acres (12.2 per cent).

The area under potatoes has fallen by 99,000 acres (16.8 per cent) compared with June, 1960 ; of this 89,000 is a reduction in main crop acreage. The area under vegetables and flowers has fallen by 49,000 acres (11.3 per cent). The area under feed and other crops is 94,000 acres (7.7 per cent) below the June, 1960, figure. The total tillage area (crops plus bare fallow) is down by 297,000 acres (3.2 per cent).

The area under temporary grasses (including lucerne) is 330,000 acres (7.5 per cent) above last year's total ; there is very little change in the permanent grass area.

CATTLE, SHEEP, PIGS AND POULTRY

Compared with June, 1960, the breeding herd (the total of beef-type and dairy-type cows) is up by 106,000 (3.4 per cent) and there were 11,000 (1.7 per cent) more heifers in calf.

There are 69,000 (3.3 per cent) fewer calves under one year old than a year ago, a less pronounced decline than between March, 1960, and March, 1961.

The number of ewes for breeding (excluding shearling ewes) is 252,000 (3.5 per cent) up on last June, but the number of shearling ewes is 44,000 (2.8 per cent) below last year's figure.

The total breeding herd (sows and gilts in pig and other sows for breeding) is 24,000 (4.1 per cent) higher than at March, 1961.

There are about 1 million (3 per cent) more fowls of 6 months old and over than in June, 1960. Of the fowls under 6 months old, there are about 1½ million (6 per cent) more young birds for breeding or egg laying than a year ago. The number of broiler fowls raised on agricultural holdings over 1 acre shows an increase of about 5½ million (43 per cent) compared with June, 1960, but there are 100,000 (3.0 per cent) fewer other fowls for the table.

LABOUR

Of the total number of regular whole-time workers, the number of males is 19,400 (5.1 per cent) below the June, 1960, figure and there are 2,000 (7.2 per cent) fewer females. There are 7,600 (10.5 per cent) fewer regular part-time workers than a year ago, but 4,100 (4.9 per cent) more seasonal and temporary workers.

The First Year of Experimental Farm Buildings Scheme

The Agricultural Research Council is very encouraged by the initial response of farmers and landowners to this novel form of collaborative experiment.

The Council has prepared a programme for 1961 and 1962 based on the principal problems in farm buildings as shown in the proposals so far received. A major problem was the use of slatted floors and other types of floor to economise straw and labour in cattle yards. Other problems raised concerned different types of floor for laying houses, the winter-housing of hill sheep, the bulk storage of fertilisers, the handling of bulky fodder and the design of piggeries.

During the year 1st July, 1960 to 30th June, 1961, a total of 177 applications was received.

Of this total 27 have been accepted as suitable for grants. 52 applications are under consideration, 44 of the farms concerned having been visited by members of the Council's Farm Buildings Unit. Eight applications have been withdrawn and 90 rejected.

The problems to be investigated are divided into projects, each project being designed to investigate one problem or several closely related ones.

The following projects are in hand :—

1. *"A study of methods of economising straw and labour in cattle yards."*

This project is designed to investigate the capital and maintenance costs of floors and associated building work, the design of floors, the performance of stock on them and the litter and labour requirements of the different systems. The experimental period will cover three winters.

Most applications suitable for this project were for dairy cattle. It is hoped that those finally selected will include 15 for dairy cattle, three for dairy followers, two for beef cattle and two for beef breeding cows and their calves. In some cases silage will be made on the slats.

The 17 applications so far accepted as suitable for grant are about equally divided between new buildings and conversions. Costs range from £200 for a small conversion to £11,000 for a complete dairy unit.

Their geographical spread is wide, though the south-west of England has the greatest number. The size of farms varies from 79 acres to 479 acres. The size of the dairy herds concerned varies from 40 to 120 head.

The slatted floor buildings can be divided into four main types :—

- (i) those in which the manure is removed as a solid by tractor and foreloader working underneath the slats;
- (ii) those in which the slats are removed to facilitate cleaning with tractor and foreloader;
- (iii) those in which the manure is kept in liquid form;
- (iv) those in which the manure is kept semi-solid and removed from limited areas as it finds its own level.

The majority of applicants have chosen concrete slats. Some, however, are using wood. One applicant will install wood and concrete slats on the same floor and another will use weld-mesh flooring.

Three applicants are considering solid floors without bedding. It is proposed in one case to heat the floor, in another to supply radiant heat, and in the third to supply no heat but to insulate parts of the floor.

Sufficient applications for slatted floors have now been received and the Council have already announced that no

further applications for this type of building for cattle can be considered unless they contain unusual features of exceptional interest.

2. *"A study comparing the performance of laying houses with wire-mesh or slatted floors with that of deep litter houses."*

This project is designed to investigate the capital and maintenance costs of the buildings, labour requirements and production and hatchability of eggs under the different systems. So far three applications have been accepted as suitable for grants.

3. *"A study of methods of housing hill sheep."*

This project is designed to investigate methods of avoiding away-wintering by providing accommodation on the farm. The capital and maintenance costs of the buildings and the comparative performance of sheep wintered in houses or away will be studied. So far three applications have been accepted as suitable for grants.

4. *"A study of the bulk storage of fertilisers on the farm."*

This project is designed to investigate the capital and maintenance costs of buildings and equipment for the long term storage of fertilisers in bulk on the farm, the length of time fertilisers can be stored and the economics of this practice. So far one application has been accepted as suitable for grant.

5. *"A study of structures and ancillary equipment used for the handling and feeding of bulk cattle foods."*

This project is designed to investigate the capital and maintenance costs of buildings and equipment used, the labour and power requirements of the different systems, the control of quantity fed, the factors affecting the handling of the fodder and the design of the buildings used. So far three applications have been accepted for grants.

6. *"A study of pig housing problems."*

This project is under preparation. From the applications received, however, it is evident that the principal interest at the moment is in partially or totally slatted floors, particularly in fattening houses, as a means of reducing labour and bedding requirements.

DEMONSTRATION OF FARM BUILDINGS

The Agricultural Land Service of the Ministry of Agriculture will be holding a demonstration on 20 farms in the counties of Essex and Hertfordshire on the 25th and 28th September and the 2nd and 3rd October, 1961.

The demonstration will be in the form of an open day with five farms available to inspection on each of the days. The farms have been chosen to show various buildings which should prove of interest and these buildings will be either grain storage, potato storage, milking parlours or piggeries. As far as possible each group of farms will have each of these types of improvement for inspection.

The dates and the approximate areas in which the farms will be demonstrated are :—

Group I. Farms in the Chelmsford and south-east Essex area on Monday, 25th September, 1961.

Group II. Farms in the Colchester area on Thursday, 28th September, 1961.

Group III. Farms in the Hertford area on Monday, 2nd October, 1961.

Group IV. Farms in the Dunmow and North-East Hertfordshire area on Tuesday, 3rd October, 1961.

If any member who is interested has not received a programme from the Ministry by the second week in September he should make application to the Land Commissioner, Beeches Road, Chelmsford, telephone : Chelmsford 3201, Extn. 44.

Agricultural Land Tribunals (England and Wales)

This note covers the activities of Agricultural Land Tribunals during the year ended 31st March, 1961, under the procedure laid down by the Agriculture Act, 1958, and the Agricultural Land Tribunals and Notices to Quit Order, 1959 (S.I. 1959 No. 81).

During the year the number of Tribunals in England and Wales was reduced from nine to eight as a result of the Agriculture (Areas for Agricultural Land Tribunals) (Amendment) Order, 1960, made by the Lord Chancellor on 17th October, 1960. The Order provided for the merging into one area of the former Lancashire and Yorkshire Areas and for the transfer to the Northern Area of the administrative county of York (North Riding) which previously formed part of the Yorkshire Area.

In the twelve month period ended 31st March, 1961, the Tribunals received a total of 355 applications, to be added to the 120 applications outstanding at 31st March, 1960. 169 applications were withdrawn before hearing and decisions were given in 197 cases, leaving 109 applications outstanding at the end of the period.

The great bulk of the Tribunal's work once more related to applications by landlords for consent to notices to quit. Out of 169 notice to quit applications decided 85 were successful (50 per cent against 43½ per cent last year); 25 of these succeeded in default of a reply from the tenant. In a further 10 cases the applications would have succeeded but for the operation of the proviso that a fair and reasonable landlord

would not insist on possession.

The majority of applicants for consent to notice to quit relied on more than one of the grounds specified in section 25 (1) of the Agricultural Holdings Act, 1948 (as amended by the Act of 1958). Out of the 144 contested applications, 108 were based on two or more grounds and 36 on one ground only. 45 of the former were successful and 15 of the latter, but only 14 out of the 45 succeeded on all the grounds advanced.

As last year, the most frequently quoted grounds were hardship (108 cases), sound estate management (97 cases) and good husbandry (86 cases). Sound estate management again enjoyed the greatest percentage of success (33 per cent as compared with 29 per cent in the case of hardship and 27 per cent in the case of good husbandry).

The following figures show the outcome of the cases decided in comparison with those for the previous year, which are shown in brackets:—

	Successful	Unsuccessful
Notice to Quit	85 (100)	84 (130)
Certificate of Bad Husbandry ...	7 (7)	10 (5)
Consent to long-term improvements	4 (3)	1 (0)
Direction to provide fixed equipment	5 (5)	1 (4)

The Royal Show

The Royal Agricultural Society of England held its 113th Agricultural Show at Cambridge, the same site as last year, on the four days from 4th-7th July, 1961. The RICS Tent was again well-situated, not far from the centre of the showground, and was admirably organised by the Cambridge, Hunts., Norfolk and Suffolk Branch. Special thanks are due to Mr. John T. Boardman (F), who co-ordinated the arrangements, and to all those who acted as stewards and did so much to ensure a warm and friendly welcome to members and their guests.

On the Wednesday of the show the Chairman of the

Agriculture and Forestry Committee and Mrs. Mark Strutt held a cocktail party in the tent. Mr. J. D. Trustram Eve (immediate Past President of the Institution) was present and the guests included the President, the immediate Past President and the Secretary of the Chartered Land Agents Society, and also the Secretaries of the Country Landowners Association and the Timber Growers Organisation.

FORESTRY EXHIBIT AT THE ROYAL SHOW

This year the theme of the Forestry Section at the Royal Show was the production of home grown timber "from seed to saw" and was under the general supervision of Mr. E. R. Wheatley-Hubbard, FLAS (F). Part of the display dealt with forestry management and this was in turn divided into five exhibits provided by the National Trust, the RICS, the Timber Growers Organisation, the Royal Forestry Society and the Chartered Land Agents Society.

The Institution's exhibit, staged by Mr. John Clark, Jnr., was designed to illustrate forestry as an integral part of general agriculture the forestry services which chartered surveyors in the agricultural division can provide for clients. Mr. Clark was supported by members of the Cambridgeshire, Hunts., Norfolk and Suffolk Branch, and especially by Mr. E. G. Josling (F), who contributed a number of photographs of his own, and by Mr. Simon Wallis (PA). The thanks of the Institution are due to these members and also to Mr. John Newcomb (F), Surrey, who selected the other photographs. Since the Show the Institution has received a certificate of appreciation from the Royal Agricultural Society.



The RICS tent at the Royal Show, Cambridge



VALUATION · HOUSING · PLANNING



TWICE within 20 years we have seen what could fairly be described as a major revolution in house heating methods. Prior to 1940 millions of homes in Britain were using open fires of a kind scarcely more efficient than were common a couple of centuries ago. The widespread destruction during the war years and the stupendous re-building programme that had to be faced gave the Government the opportunity to wrest at least one advantage from the major tragedy, an opportunity which it long-sightedly seized with both hands. Even before the first prefabricated bungalows were erected, the Fuel Research Station was experimenting with convector fires and stoves of high efficiency and developing methods for testing new models as they were produced, and so was born the forerunner of the present testing system and the list of approved appliances. With a foresight that must have been instinctive, the Government insisted that every appliance should be capable of burning smokeless fuels and should in fact be tested with gas coke. But for this, the implementation of the Clean Air Act would have presented far more difficulties than it has.

Now has come the second revolution, also completely in line with clean air policy, a great upsurge in the popularity of central heating. Not that domestic central heating is new, but by and large it was confined to the relatively well-to-do, who lived in houses where expense was a secondary consideration and in which rooms were large and difficult to heat anyway by other means. Moreover it was always whispered, amongst those who could not afford it, that in fact it was unhealthy and would breed a soft race and so it was better for the hardy British to do without it. That this was at best misinformed, and perhaps even a sour-grapes attitude, has been amply demonstrated within the last few years by the

Central Heating for Houses

by W. C. MOSS, BSC, MINST.F, AMIHVE

In this article, Mr. Moss, who is Technical Manager at the Coal Utilization Council, discusses the latest developments in solid fuel central heating.

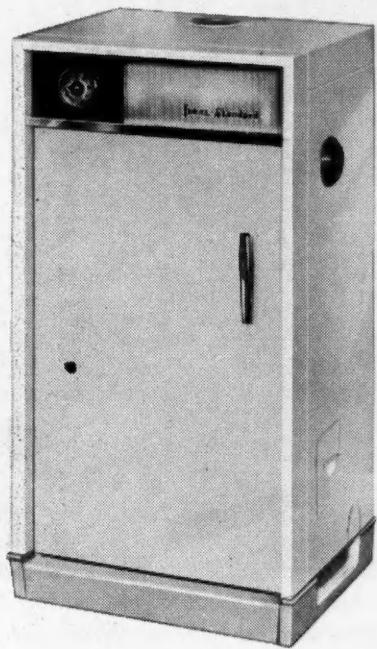
◀ Cosy II—the mascot of the Coal Utilization Council

vast numbers of people who have installed full or partial central heating in small houses and bungalows: moreover the idea is not a ten-day fad, but is still gathering impetus.

Even more significant is the widespread interest of the speculative builders and estate developers. These are people whose livelihood depends on their ability not only to provide what people want, but to forecast accurately what they will be demanding in two or five years' time. Most of the better-known developers are now offering central heating either as a specific priced extra or as standard equipment in the houses they are erecting; this is undoubtedly sound judgement.

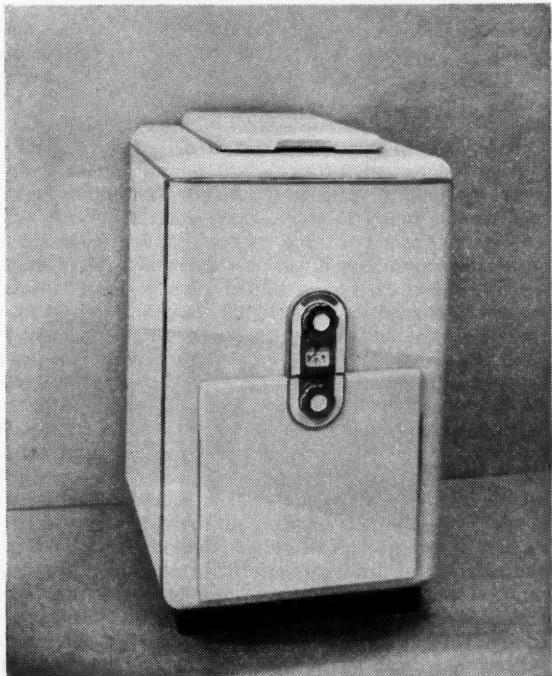
The opinion has been freely ventilated that a central heating installation costing (according to the size of the house) from £250 or £300 up to about £500 or £600 adds immediately some £500 to £1,000 to the selling value of the house. It is also believed that within ten years, possibly even five, it may well be quite difficult to sell a house which is not centrally heated. These points are put forward simply to show that this is not a passing phase but a true revolution of thought in the homes of this country.

What has brought this about? Probably a combination of three circumstances. First, the advent of new and efficient room heating appliances towards the end of the war, which made people efficiency-and-economy-conscious. Second, the Egerton Report immediately after the war which defined standards of comfort that people for the first time began to accept as desirable, but which could in practice be achieved only with central heating. Finally the development of the forced-circulation small pipe system which drastically reduced the installation cost of central heating in small houses, especially existing ones, where builders' work was formerly a considerable item.



ABOVE : Sectional central heating boiler with thermostatic control

BETWEEN : Thermostatically controlled domestic hot water boiler and central heating with several radiators



The $\frac{1}{2}$ -inch copper or $\frac{3}{4}$ -inch steel pipes used in this system are so neat and small that they can be run on the surface, mostly on skirting boards, since when painted the same colour as their background they are satisfactorily inconspicuous. Moreover pipe runs are shorter and easier ; the saving on pipes and fittings alone more than pays for the leak-proof silent-running pump, and the saving in builders' work is completely additional.

The technique of the design of forced-circulation systems with such small pipes has had to be learnt by small installers, who all too often safely got away with guess-work on gravity circulation, but the principles and methods are simply explained in a free booklet "The Design and Installation of Small Pipe Heating Systems with Automatic Temperature Control", published by the Coal Utilisation Council.

The automatic (thermostatic) control, which is made so much easier by the forced circulation has a most important effect—that of tending to reduce running costs. Naturally, hand control could theoretically achieve the same object, but human nature tends to tire of the vigilance required—even when the householder is there—in adjusting the controls with each change in weather conditions. Thermostatic control obviates the necessity, and although this could of course work either way, experience indicates that the normal result is a saving in fuel.

The question which fuel to use is one which needs serious consideration. The small-pipe system was designed by the British Coal Utilisation Research Association for use with solid fuel ; their major aim was to reduce the costs of installation and of running as to bring central heating within the financial reach of a far greater number of people than hitherto. The gas and oil industries have both taken advantage of this research—and the system lends itself to any type of central heating boiler—but much of the point is lost if this results in either the installation cost or the running cost being substantially higher. What in fact is the situation ?

A sectional central heating boiler using solid fuel is very much cheaper to buy than an oil-fired boiler—indeed all too often a solid fuel boiler is used with an oil burner fitted into it at completely additional cost. Even a solid fuel gravity feed boiler is cheaper than its purpose-designed oil-fired counterpart. Moreover most houses are already equipped with a coal or coke store, and this saves the cost of an oil tank and the associated pipe, valves etc., a not inconsiderable item if the user hopes to buy oil at the cheapest (500 gallon) rate.

A gas boiler is less expensive than an oil boiler but still dearer than its equivalent solid fuel boiler, and in most parts of the country the operating cost is very considerably more. Oil costs may be somewhat less than gas but are higher than for coke on a sectional boiler and considerably higher than for anthracite on a high efficiency gravity feed boiler. Added to the gas and oil running costs should be an item for skilled maintenance charges. If regular maintenance is not carried out—some oil engineers recommend twice, and others up to four times a year—the efficiency suffers and running costs go still higher apart from the possibility of flame failure. Such maintenance may cost anything from £5-£15 a year—averaging 2s. to 6s. a week. Maintenance costs for solid fuel are normally nil.

Care should be taken when comparing costs of one fuel with another to ensure that the same amount of heating and the same domestic hot water service is provided for. It is fatally easy to quote the actual costs in a given house without reference to the standards of comfort enjoyed or even to the number and size of the rooms in which heating is provided.

Only comparison on a "therms per week" or "therms per annum" basis for identical quantities of heat is reliable.

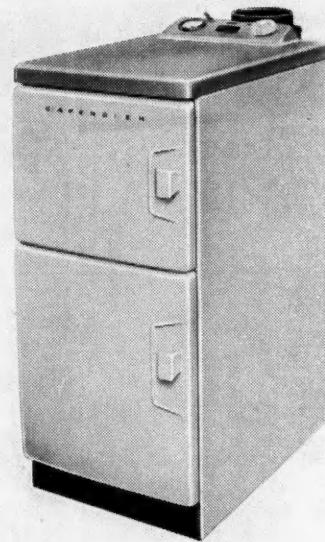
Other advantages that have been put forward for solid fuel are its versatility—there is a type and size of boiler to suit any circumstances and any heat requirement, even to the open fire which heats the living room and domestic hot water in addition to a couple of useful radiators—and the ability to store fuel which has been purchased at cheap summer prices, saving something like £1 per ton or a "discount" of some 10 per cent. Failure of gas and electricity services are fortunately not so common as they have been, but power cuts or breakdowns are still possible, whilst gas pressures can also be reduced at times of peak usage. The knowledge that one's fuel is safely in hand and that one is independent of other people is comforting. True, electricity may be purchased "off-peak" (mostly during the night and very early morning), but much of this is also used off-peak since no means has been devised for preventing a heated floor giving off its heat. Solid fuel can be purchased off-peak (in the summer) and used on-peak (*i.e.* in the winter at will).

As has been indicated, the solid fuel equipment available is varied in character, and can be chosen to suit the circumstances or the user—or both. In small houses, especially, but by no means only, in council owned houses, the open fire with high output back boiler is enjoying a considerable measure of popularity. This will heat a normal living room, up to about 1,500 cubic feet, the domestic hot water cylinder and also radiators up to about 40 square feet heating surface including pipes. If hot water is available by other means, the heating surface may be increased to some 80 square feet. Several makers are bringing out "packs" which include a certain number of standard radiators, a given length of piping, silent pump and control and either an open fire and boiler or a pot-type boiler; sold at a competitive price, because the equipment is standardised, they are likely to become very popular, as long as people remember that the radiators are not matched up to the room, that they are likely, in cold weather, only to provide background heating, and that extravagant claims for superiority over other makes must be treated with suspicion, since exceptionally high outputs can only be achieved with frequent refuelling and a considerable consumption of fuel.

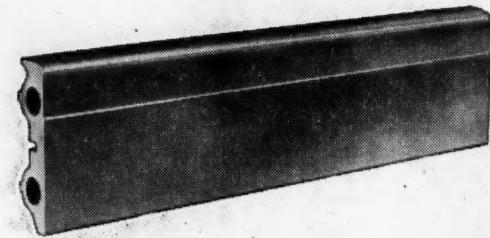
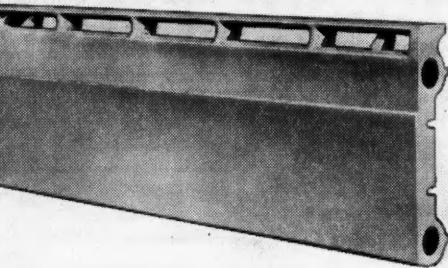
The pot-type boiler is primarily a domestic hot-water boiler, but for ordinary household requirements a boiler with a heating surface of only 2 square feet is adequate. Boilers larger than this can of course be used to heat very large cylinders in big houses, but are more often used to do some central heating. Models up to 5 square feet (30,000 Btu/hr) are readily available and one make even rises to 50,000 Btu/hr. The larger models have a good fuel capacity which means they can operate for quite lengthy periods between refuellings. The thermostatic type is in process of ousting the non-thermostatic type completely; nobody who has experienced thermostatic control, with its freedom from worry, ease of operation and absence of clinker formation would ever go back to a hand-controlled boiler, even if it were cheaper. Moreover the modern versions are of very clean and smart exterior design which commends itself to the householder of today.

Such boilers have the advantage (especially over gas and oil) of providing enough warmth in the kitchen to obviate the need for further heat; a gas boiler provides very little room heating, whilst an oil boiler should preferably not be installed in the kitchen at all, so that heating has to be installed there at extra cost.

The sectional boiler, the traditional central heating boiler,



Sectional central heating boiler with thermostatic control



TOP : Skirting heating, convector type
BOTTOM : Skirting heating, radiant type



is now thermostatically controlled, and is able to burn a wide range of nut size smokeless fuels—gas coke, Sunbrite hard coke, anthracite, "Phurnacite" etc., some of these being cheaper than the others, and the others being longer-lasting and more trouble-free, according to the wishes of the purchasers. Such a boiler may be had in a variety of makes and sizes from about $7\frac{1}{2}$ square feet heating surface, equivalent (since these are rated at 4,400 Btu/hr/square foot) to about 33,000 Btu/hr, up to almost any size—2,000,000 Btu/hr if need be ! Except for the one large pot-boiler referred to, sectional boilers and pot-type boilers do not overlap in size ; the former are mostly used for full central heating whilst the others may heat say the ground floor living rooms only or for background heating of the whole house, needing some topping up in cold weather in the living rooms.

The gravity-feed boiler is still increasing in popularity for central heating purposes—the smallest has about the same output as the smallest sectional boilers. Such boilers mostly burn small anthracite—beans, peas or grains ; these have not been in unlimited supply, but it is hoped that the new South Wales pits which are now in production will ensure freedom from difficulty in this respect. The boiler has a large hopper—adequate for 24 hours in the coldest weather or for two or three days in milder weather—from which the small fuel flows down by gravity into the fire at the base. The fire is usually, though not always, maintained by a small and almost silent fan ; a thermostat in the outlet of the boiler stops the fan, or shuts off the primary air when the desired temperature has been reached and starts it up again as required. The construction of the boiler is such as to produce a very high efficiency of the order of 80 per cent, and this type of boiler provides the cheapest central heating of any for the ordinary house. Anthracite appears to command a high price, but the small sizes involved are considerably cheaper than the nut sizes, and of course anthracite has a high calorific value and low ash content. The higher initial cost of the boiler should be offset within a reasonable time by the lower running costs. The labour involved is small—

Convector type heater—natural convection—on small pipe heating system.

a few minutes for removing a piece of deliberately-formed clinker and for topping up the hopper with fresh fuel, and only once a day in cold weather, perhaps once in two or three days in milder weather, and weekly operation is quite common in the summer when only hot water is wanted.

For very large houses requiring boilers larger than 70,000–100,000 Btu/hr, a sectional boiler fired by a small automatic underfeed stoker provides an even cheaper central heating and hot water service, since it uses very cheap bituminous coal singles. A hopper-feed type needs topping up and

ash or clinker removal about once a day, but in a larger installation refuelling can be obviated altogether by using a bunker-feed type which draws fuel direct from the main storage bunker and feeds it directly into the boiler. Since the fuel is fed by an electrically driven screw in a tube into the base of the fire, and adequate primary and secondary air are automatically blown in, all the volatile matter passing upwards through the fire is completely burned, and the boiler operates smokelessly, so much so that coal may even be used in this equipment in a Smoke Control Area.

What of the future of solid fuel boilers ? Work is actively progressing on even greater improvements in boiler design, spurred on by a very great drive by the solid fuel industry, which is determined to hold and increase its present market for domestic central heating, not only in its own interest, but to the benefit of all who use solid fuel. Much of the research and development is aimed at making solid fuel boilers cleaner to operate (though modern ones cannot be called dirty), easier to de-ash without making dust and generally more labour-saving. For example, we may shortly expect to see on the market pot-type boilers at a reasonable price which need refuelling only once in 24 hours in cold weather, can burn a wider range of fuels including Sunbrite hard coke, have larger and perhaps better-designed ash pans, and greater certainty of operation without going out. This last is particularly important with some of the hard cokes, but every such improvement will also benefit the users of other fuels. Automatic ignition is being talked about, and though perhaps not entirely essential on a boiler which is designed not to go out throughout the whole heating season, it would doubtless be asked for by many people who would regard it as one step nearer to the fully automatic solid fuel boiler. The next things to come along may well be fully automatic re-fuelling and fully automatic de-ashing and ash removal to the dust-bin. These facilities are by no means beyond the realms of possibility in the next year or so, although it may not be possible to produce equipment which is suitable, without modification, for all houses ; moreover,

although they will add to the cost of the boiler, experience has shown beyond question that many people are only too glad to lay out a little more money for something which will save them even a little labour.

Another great need which is receiving attention, and with which considerable progress has been made, is the modification of the gravity feed boiler to make it suitable for a wider range of fuels. Even with the new anthracite pits in production, there are obvious advantages in a boiler which will also burn small sizes of, say, hard coke without the difficulties that have at one time been experienced. Such a fuel should prove even cheaper in operation, but more important still, it will enable manufacturers to assure their customers of an abundance of fuel in a way they may hesitate to do at present.

There are unmistakeable signs already of a definite swing back to solid fuel for central heating, and such developments are likely to accelerate this in the next year or two. The future for cheaper comfort in Britain is bright.

The methods of heating described do not exhaust the possibilities of central heating with solid fuel. Though not perhaps spectacular, there is a small demand for central heating by warm air instead of by the more conventional water-filled radiators. Probably the best-known system makes use of a furnace which operates on the down-draught principle, in such a way that, whilst it can burn smokeless fuels when required, it can also burn small grades of bituminous coal without producing smoke except of course for the initial wisp on lighting up at the beginning of the heating season; the appliance has been given approval for use with coal in Smoke Control Areas. The furnace is housed in a cabinet which also contains a flue gas to air heat-exchanger and a hot water cylinder heated externally by hot air. Ducts are led from the cabinet to individual rooms, and the whole system is under thermostat control. When the living room thermostat calls for more heat, the fan is automatically switched on and hot air is blown from the cabinet, where it is stored, into the various rooms at low level. The consequent lowering of the temperature in the cabinet operates the furnace thermostat and speeds up combustion so that the supply of warm air is maintained. The system efficiency is of the order of 70 per cent and only about 4 tons of fuel a year are needed for the full heating of a house of say 1,500 square feet floor area. In summer the domestic hot water cylinder is heated by an electric immersion heater or a small gas circulator built into the cabinet.

Another popular method of heating by warm air makes use of an ordinary boiler of suitable size coupled to a cabinet containing a hot water/air heat interchanger. This may be connected by ducts to several rooms, or it may be placed centrally in the house so that, when the room thermostat calls for heat, the fan starts up and blows warm air directly into the three or more rooms adjacent to it. In this method some warm air finds its way up the staircase, but usually the bedrooms are not warmed directly.

Smaller units for individual room heating are also becoming popular; these may consist of gilled pipes inside a metal casing from which warm air rises naturally by convection, or a small fan may be incorporated to give a higher efficiency and a better distribution of heat in the room.

Warm air furnaces purporting to circulate warm air around the house have been tried but are not likely to prove very successful unless they can be installed in a basement, as they are in America. The reason is that a high level warm air outlet in the living rooms gives an unpleasantly high tem-

perature gradient from floor to ceiling—heads tend to be hot and feet cold and a feeling of stuffiness often results.

It will be seen that developments in central heating have not been confined to the boilers producing the heat. The forced-circulation small-pipe system of distributing the heat around the house has already been described; but even the equipment for emitting the heat from the hot water into the room has been undergoing some interesting developments.

Whilst not new in offices, a new development in small houses, made possible by forced circulation which is necessary for its use, is the so-called skirting heating, in which hollow metal "skirting boards" are fitted in place of the normal wooden skirting; hot water from the boiler passing through an adequate length of this heater gives a very pleasant low-level warmth in a way that is virtually "invisable" if the connecting pipes are suitably concealed. For a given heat output, the method is a little more expensive to fit than conventional radiators, but is often used for living rooms where appearance is important, and sometimes for the whole house. Convector types of skirting heater, through which air passes freely, yield a higher heat emission per foot run than the purely radiant type, but of course is rather more easily recognisable as a heater.

Increasing in popularity in situations where the immediate radiant warmth from a radiator is not particularly wanted is the "convector", which consists of one or more pipes, at low level and often finned to increase heat output, contained within a light metal casing of radiator size. This appreciably increases the proportion of convection (warm air) and thus tends to give rather more uniform heating in the room. The cost is not very different from that of ordinary radiators and may be less.

The last few years have seen a great increase in the number of pressed steel radiators in use in this country. They are of course very much lighter to handle than the traditional cast-iron types, and although doubts were at one time expressed about their durability compared with the well proved cast-iron types there has been little evidence so far that there is anything to worry about. They come often enamelled in attractive colours and their heat emission per square foot, especially in the panel types which are the most popular, is quite high. The popular thing is to order them the full width of the window both for appearance sake and to counter the cold downdraught that some people feel near the window. Perhaps the most modern version of these pressed steel panel radiators is the type which is so wafer-thin that it is difficult to believe that they are hollow at all. They are extremely neat and unobtrusive and some house builders have taken the desire for unobtrusiveness to the point of covering such radiators with wallpaper, so making them very difficult to spot at all!

All these developments and new ideas are not equally popular, of course, and those responsible have set out to cater for a wide variety of tastes, but the upsurge of so many ideas within a comparatively few years after many decades of relative stagnation shows how great is the current interest in central heating in houses. No doubt the interest has been stimulated not a little by the bold move of the National Coal Board in instituting its Housewarming Plan which provides for the payment by monthly instalments, over a period of up to five years, for modern heating equipment using solid fuel, and this extends to the cost of the boiler, pipes, radiators, pump and controls for central heating, as well as the whole cost of the labour in installing it.

At last the Egerton standards are becoming a reality.

The Core of Professional Knowledge

A speculative commentary on the knowledge and skill of the surveyor with particular reference to estate economy.

By DR. D. R. DENMAN, MA, MSc (F)

CENTRALITY OF LAND USE DECISIONS

The long discussions on the education of the chartered surveyor which led up to the Bangor Conference in 1960 and to the new educational policy, were beset by the difficulty of saying precisely what it is that gives the surveying profession unity and a distinctive identity.

The theme of the Leicester Conference, still fresh in the minds of many, was a logical development from the educational debate. To ask the questions, are we professional and if so what is it that we profess to practise is not mere academic curiosity but practical commonsense. If we do not ask ourselves the questions other people will ask them of us. We must know what our credentials are and where we can find them. An applicant for a post who cannot produce references arouses suspicion in the minds of his possible employers whose confidence he seeks to win.

Sir William Hart at Leicester spoke of the professional knowledge which distinguishes one profession from another and the professional from the non-professional. He spoke of a core of specialised learning surrounded by an amalgam of subjects not peculiar to the particular profession to which the central learning relates. Mr. Pilcher in his vote of thanks was quick to seize upon this "core-and-crust" analogy as the most pertinent of the many penetrating remarks made by Sir William. Our problem becomes one of defining the core of the profession. The crust of law, economics, building construction, agriculture, forestry, land surveying and other wrinkles is familiar to us all.

The formal definition in our Royal Charter of incorporation gives little help. It refers to the art of valuation, the science of admeasuring and the practice of managing, and leaves an impression of three independent, major activities. Running through this definition is an emphasis on measurement. The formal definition makes no attempt to establish the core of learning that ties the three activities together.

Certainly the surveyor is concerned with measurement. No-one would deny that. Some surveyors, indeed, make measurement a speciality. But within its central core, the essential heart of the profession as a whole, measurements are not an end in themselves. They are preparatory steps necessary for making decisions about the use of land, its resources, improvements and fixtures. Making and the ability to make such decisions uses preparatory measurements, law, economics, building construction and other subjects comprehensively. Decisions on land use are the consummate activity to which all the specialised and general branches of the surveyor's profession lead. Professional competence to make these decisions is the core of knowledge and skill peculiar to the profession.

To say this is not to imply that all decisions on land use lie within the province of the surveyor. Clearly they do not. A farmer who decides to plough an age-old pasture is making a decision about land use. He makes his decision as a primary producer working for profit in his farming enterprise. But before he can make and carry out such a decision he must be in possession of the land either as owner of a freehold or leasehold. In short he must be a proprietor of an interest in the land. As a proprietor his decision to plough must be looked at differently. A freeholder ploughing the land might

adversely affect the value of the freehold; a leaseholder could enfringe the covenants of his tenancy. As a land proprietor, not as primary producer, the farmer needs the essential skill and advice of the surveyor.

The architect and the engineer provide a further example. Designing a building or a road-system is an act of land use. But the act would be sterile unless the owner of the land on which the building was to be erected or the road-system made were agreeable to what was proposed. The decision of the land proprietor is the primary decision of land use. And it is with him and his interest in the land that the surveyor has to do.

Landowners making decisions about the use of land are influenced by the general economy of the country and by fiscal, monetary and other Government policies. Government policy through them exerts an indirect influence upon land use. While surveyors are required to get abreast of Government policies, understand how they affect landowners' interests and be ready to advise Government on proposals influencing landownership, they are not policy-makers, nor the immediate advisors of policy-makers. Surveyors, therefore, have no responsibility for land use patterns which are the indirect consequence of Government policy.

Examples could be multiplied to show how land use is influenced by decisions other than the professional activity of surveyors. Each example, however, like those given above, would establish the fact that the decisions which the surveyor makes are primary and direct and in this respect differ from all others affecting land use. They are primary and direct because the surveyor's responsibility is to advise the landowner; and the landowner as proprietor has first say. A landowner is not invariably a proprietor in physical possession of the land. It is sufficient that he is a proprietor of rights which give him a power of direct control in some measure over the use of land within the proprietary unit. As we shall see later, it is possible to regard a planning authority as analogous to a landowner with limited rights of allocation over the land within its planning area.

The surveyor's exclusive, central concern, then, is with the allocation and management or economy of land and its resources within individual proprietary units. That this is the sum and substance of his calling, the distinctive core of his professional wisdom, is a far-reaching claim. It is a claim, nonetheless, capable of substantiation.

Let us look at it more closely.

MEASUREMENT OF LAND RESOURCES ESSENTIAL TO LAND USE DECISIONS

Land and its resources may be measured by more than one technical process. The land surveyor, the mining surveyor, the quantity surveyor and the valuer, each in his way measures the land. The land surveyor measures its existing physical properties and features and records his measurements in a way which permits maps and plans to be made of the land and all that pertains to it. The quantity surveyor measures in priced, physical units the amount of capital involved in proposed investments in land as new buildings, altered and improved buildings and other fixed equipment; he arrives at a total by adding together abstracted priced items. The

valuation surveyor also makes priced measurements, but of a different kind. He is not concerned with the bits and pieces but with the whole of a property, land and buildings combined. Mining and building surveyors specialise in another way but each in his turn measures the existing physical properties of land and its resources and prices them.

Making measurements of whatever kind is in practice, from the viewpoint of the surveyor doing the job, an end in itself ; he has made a map or a valuation, drawn a plan or taken off a bill of quantities—and that's that. The attitude fosters a sense of specialisation and separation and makes it difficult for the surveyor to see what is the central purpose and universal aim of his profession.

The work of measurement surveyors is not an end but a beginning. It provides the landowner with measurements of land and resources. Policies of land use would be as pointless as the grin of the Cheshire Cat in Wonderland without the aid of adequate measurements of the resources to be used. Frequently, proposals to alter the pattern of land use within a proprietary unit, by replacing old buildings with new, require estimates of cost and value from the building surveyor and valuer. Making the estimates is not an isolated, independent activity. Although neither the building surveyor nor the valuer may have anything to do with the ultimate decisions to alter the land use pattern, their measurements of the amount of capital required and the effect upon its value of its employment in the way contemplated, are vital steps without which an intelligent decision to manage the land resources of the owner would not be possible.

So far we have been thinking of the measurement of what for our purposes may be termed the capital assets of a landowner—his land, buildings and other improvements and fixtures attached to it. There would be no point in holding these assets unless in some way they yielded a running return or income. Invariably, the pattern of land use greatly influences the income from the land and its resources. Alter the type, number and siting of buildings within a proprietary unit and one alters the rental value and hence the income. Measurements of income like measurement of capital assets are preparatory steps, essential to land use decisions, but of no consequence in themselves.

Incomes are taxed and the measurement of income from land has become a highly specialised branch of the surveyor's profession. The specialisation, however, does not make rating surveyors a race apart and their peculiar skill an exception to the principles that the unifying core of the surveyor's profession is knowledge of the economy of land and its resources within an individual proprietorship. A rating surveyor merely applies a statutory formula to measure a taxable income. The assessment he makes could not be made without knowledge of the manner in which the disposition of land and other resources influences and determines income.

THE CONSUMMATING ROLE OF LAND USE DECISIONS

The prominent part surveyors play in land use planning as officials of town planning authorities and as private consultants is a familiar feature of professional life. In contrast, the idea of the many and varied activities of the surveying profession being essential to the allocation and general economy of the land and its resources within individual proprietary units is unrecognised and unfamiliar.

It is unfamiliar for two reasons : first, land use is usually thought of as associated with the controlled planning of land use on a large scale for communities and nations ; and

second, the fundamental function of the individual proprietary unit is not usually recognised in planning philosophy.

Landownership exists in some form or another in every civilised community. A vast area of land cannot be managed as a single enterprise. Even where land is nationalised, as in the socialist countries, it has to be allocated in management units between collective farms, state farms, urban estates of leaseholds and private residential properties. Individual proprietary units of land are part of the fabric of civilised life. Existing land use patterns will conform to or deviate from the intentions of planning policy to the extent that the land use of each individual proprietary unit observes or violates this policy. The economy of each and every unit of land is of vital consequence to the land use of a nation or community.

The larger an estate the more easy it is to see that the management of its resources is a matter of land use and that the surveyor responsible employs his surveying skill to that end. What is not so obvious is that a surveyor acting for a Building Society advancing a loan on the freehold of a suburban villa is also concerned with the use of land resources within a proprietary unit. The surveyor's valuation, as we saw above, is a measurement in monetary terms of the capital resources of that unit—in this case, the freehold land and house. It is a step towards the rearrangement of its resources by the freeholder. By means of the mortgage, the freeholder virtually transfers part of his landed assets to a more liquid form whose yield of annual rewards is counterbalanced by the yearly interest on the mortgage which eats into the yearly reward provided by the house and land. In the process, the use pattern of the house and land becomes more complex ; to the simple residential function is added the role of security for a loan which links the land and house in a direct way with the complex national monetary system.

Later on, when the freeholder puts the house on the market through the agency of the surveyor, the surveyor becomes once more involved in land use. He again makes a valuation; this time measuring the land and house in terms of what he conceives to be the price which the present market would offer for the freehold interest in the land used for residential purposes on the land use pattern which the type, size and siting of the house establishes. The land use pattern is a vital factor influencing his judgement and the valuation he makes. By effecting the sale, the surveyor brings about a change in the potential for future land use which he would do well to understand. The economy of a proprietary unit in land, however small or large, is dependent upon the total fortune, outlay and inclinations of the owner. Change the owner and the social and economic setting of the unit changes and with the change the prospect for future land use alters.

The jurisdiction which a New Town Corporation has over the land of the New Town is clearly a proprietary one of wide dimensions and far reaching potentialities. The decisions which the corporation make determine the basic land use pattern ; the allocation of land and resources to housing, shopping and industry throughout an extensive area. The jurisdiction of a town planning authority has a similar effect but depends upon a different principle. There is no basic proprietary fee simple estate in the soil. The authority exerts, however, a power and control over the land use to which each individual proprietary unit in the area is subject. In each unit proprietary rights have been curtailed to the extent that free decisions on the use of the land and resources of the unit are subject to the sanction of the planning

authority. It is as if rights of ownership had been taken from the individual proprietors of the freeholds and leaseholds and given to the planning authority. Consequently, the planning authority has a kind of proprietorship over the land and may reasonably be regarded as a *quasi-proprietor*.

To this extent each planning district or area resembles a proprietary unit of land and surveyors responsible for preparing development plans and advising planning authorities are engaging in work similar in principle to that which is the common calling of all surveyors. A planning authority will, in the first instance, measure in social values the capital assets of its proprietary unit or "estate" and the rewards expected from them. Surveyors who use social values as measurements of land resources are no less surveyors on that account. Measurements of social value may lack precision but they are to the town planner what the estimates of the valuers, building and quantity surveyors are to the ordinary landowner. Furthermore, a town planning authority in determining the allocation of land resources acts in principle like a landlord. A landlord's decision about the use of his freehold will directly affect the land use pattern of the leasehold proprietorship of each of his tenants. Similarly, every prohibition and every permission of a town planning authority affects directly and indirectly the economy of each individual proprietary unit within "the estate" of the planning authority. Surveyors responsible for planning decisions must therefore be conversant with the principles which govern land use decisions based on social values and

no less than with the principles which influence the land use patterns within true individual proprietorships.

ESTATE ECONOMY—A SUITABLE EPITHET

Wherever we turn, in one form or another, directly or indirectly, the surveyor is concerned with the allocation of land and land resources within individual proprietorships (or *quasi-proprietorships*). "Proprietorship" is a cumbersome word and in this country can well be exchanged for "estate." It can be said, then, that the surveyor is essentially concerned with the economy of estates, or with estate economy.

The recent revision of the educational policy of the RICS has introduced estate economy into one sectional final examination. The place of the subject in the examination emphasises its centrality and its culminating function. All other subjects, valuation, law, principles of economics, surveying, building construction, taxation, and so on, lead up to estate economy. Without them the surveyor would not be equipped to make skilled and informed decisions about the use and disposition of land and land resources within an estate. On the other hand, the making of these decisions requires its own special training in discernment and judgment. Estate economy is a subject in itself, an essential coping-stone to the curriculum of the modern surveyor.

If the argument sustained in this article is sound, the time is not far distant when estate economy will be a culminating subject not only in the final examination of one section of the educational field of the chartered surveyor, but in all sections.

Rating Surveyor's Diary

COMPILED BY H. HOWARD KARSLAKE (F) (DIPLOMA IN RATING)

COURT OF APPEAL

PROCEDURE

Parties Cannot Agree the Law in Consent Order

Lloyd (VO) v. Rossleigh

(30th June, 3rd July, 1961)

An appeal to the Court of Appeal against a rating decision of the Lands Tribunal cannot be allowed by consent on terms agreed between the parties without a hearing, even where there is an error of law on the face of the decision, for the court cannot state the law by agreement between the parties.

The proper course is with the approval of the court for the appeal to be withdrawn or dismissed, on the agreed terms, the agreed figures being substituted for those determined by the tribunal without any declaration of form.

If a decision is desired on the point of law involved, the case must proceed to a hearing.

1 R. & V. R. 448.

LANDS TRIBUNAL

UNIT OF ASSESSMENT

VO's Discretion Under Section 57

Apostol v. Edwards (VO), Summers and Suleyman.

(Mr. H. P. Hobbs, 3rd July, 1961)

Three-storey terrace house in Stoke Newington. Hereditament treated as single hereditament under section 57 of the Local Government Act, 1948. Case referred to :

Gaskell and others v. Green (VO) (53 R. & I.T. 267).

The VO referred to section 57 of the Local Government Act, 1948, which, he submitted, gave the Valuation Officer discretion as to whether the assessment of premises such as this should be in one figure for the whole house or should be separate figures for each occupation : he said that in the exercise of his discretion he had paid regard to the changes in tenancy, the layout of the house, the sharing of the WC and of the garden, and a change of the unit of occupation : and that, in his opinion as a valuer, the house had been built for one occupation.

Under Section 57, where a building which was constructed for the purposes of a single dwelling-house is occupied in parts the Valuation Officer may, if he thinks fit, having regard to all the circumstances of the case, including the extent, if any, to which the parts separately occupied have been severed by structural alterations, treat the building as a single hereditament.

In the matter of the construction of the statute, the Tribunal agreed with what was said in *Gaskell and others v. Green (VO)* ; neither the Local Valuation Court nor the Lands Tribunal had power to substitute their discretion for that of the Valuation Officer and any appeal against the exercise of the discretion was limited to questions as to failure to comply with the conditions entitling the discretion to be exercised. All the conditions were fulfilled and the Valuation Officer was entitled, if he thought fit—which he did—to treat the building as a single hereditament.

BASIS OF ASSESSMENT

[NOTE: Hereditaments (other than dwelling-houses) which are valued to *gross value* are entitled to the one-fifth (or one-seventh) commercial relief under the 1957 Act : if valued direct to *net annual value*, that figure is also *rateable value*, unless there is entitlement to industrial or freight-transport de-rating.]

Council Depot

Southall Boro. Council v. Langley (VO).
(Mr. H. P. Hobbs, 3rd July, 1961)

Depot at Southall, Middlesex.

Direct assessment to NAV (at £1,750), as determined by Central Middlesex LVC, confirmed.

Case referred to :—

Hollinworth & Co. v. Clayton (VO).

Borough Council's appeal dismissed with costs on County Court Scale 3.

The parties were agreed that the buildings on the hereditament were "non-industrial buildings"; there was no dispute on values; and the sole question was whether the hereditament should have a gross value, or should be assessed direct to net annual value.

The relevant part of section 22 (1) (a) as amended reads : "If the hereditament consists of . . . non-industrial buildings with or without . . . other appurtenances belonging thereto, but without other land, there shall be deducted from the gross value of the hereditament an amount representing the deductions specified in relation to that gross value . . ."

Apart from minor uses, the purpose for which the hereditament was occupied was storage for the Highways Department and Building Departments and the garaging and maintenance of vehicles. The storage required some articles and materials to be kept under cover, whereas other materials could best be stored in the open; but the Tribunal thought that in a depot such as this, space for each type of storage was essential.

In the Tribunal's opinion the land used for roads; the land used for storage of both new and used materials; the land used for vehicle and trailer washing, maintenance and parking; and the land used in connection with the kitchen waste plant were all lands necessary for the enjoyment of the buildings, and were used for an essential purpose in connection with the purpose for which the buildings on the hereditament are used and were not "other lands" but should be regarded as an appurtenance.

There remained however an area occupied by a disused dock which although incapable of use was nevertheless part of the hereditament and, therefore, fell to be taken into account. The Tribunal did not think that this disused dock could be said to be an appurtenance belonging to the buildings, for it was not used in connection therewith: it must fall within the ambit of "other land". Since to come within the terms of the Statute the hereditament must be "without other land" it followed that this hereditament did not qualify.

AGRICULTURAL DERATING

Sheep Sales Defeat Derating

Young (VO) v. Morris, Barker & Poole
Young (VO) v. Jackson & McCartney

(Mr. H. P. Hobbs, 17th July, 1961)

Auction Fields at Knighton, Radnorshire.

Auction fields held not to be exempt as agricultural land: assessments of £30 RV and £40 RV respectively approved.

VO's appeal against determination of Radnorshire LVC allowed, with 10 gns. costs in each case.

The Tribunal thought that the word "only" in the material part of section 2 (2) of the Rating and Valuation (Apportionment) Act 1928—namely, "Agricultural land" means any land used as arable meadow or pasture ground only—was exclusive, and that the sole other user permissible was—to adopt the language of *MacKinnon LJ in Wimborne and Cranbourne U.D.C. v. East Dorset Assessment Committee* ([1940] 2 K.B. 428)—such casual and unimportant user that the legal maxim *de minimis non curat lex* applied.

On the evidence, sheep sales took place on each of these fields three or four times in each year and at approximately the same sort of date and this could not be described as a casual user. Neither was it unimportant, for the grazing was interfered with for periods of about a fortnight at least in respect of every sale, and the number of sheep showed that the sales were in themselves important sales.

Neither of these fields therefore came within the definition of agricultural land.

VALUATION

Amateur Football Club : Ability to Pay
Hitchin Town Football Club v. Wallace (VO)

(Mr. Erskine Simes, QC, 13th June, 1961)

Hitchin Town (Athenian League) Football Ground.
Rateable Value £165 (as reduced from £185 by Hertfordshire LVC) reduced to £85.

(VO contending for £125)

Cases referred to :—

Tomlinson v. Plymouth Argyle (6 R.R.C. 173).
M.C.C. v. Morley (6 R.R.C., 258).

The hereditament was occupied by the Club under an Annual tenancy agreement dated the 12th May, 1948, which reserved an annual rent of £55 per annum which was to be reduced to £30 per annum so long as an area to the west was occupied by a factory, and which was in fact agreed at £50 per annum when the land had again come into the occupation of the Club.

The Club incurred a deficiency of £625 in the 1955/6 season, £781 in 1954/5 and had a surplus of £436 in 1953/4. The successful 1953/4 season was the result of playing against Peterborough in a Cup Tie which resulted in a considerable increase in their gate receipts.

The average attendance at 1st XI Matches was 1,000 to 1,200 and at Reserve matches about 200 although the maximum capacity of the ground was 11,000 and between 6,000 and 7,000 attended the Peterborough match.

The valuation officer arrived at his valuation of £125 by comparison with the assessments of two similar sized grounds at Letchworth (3½ miles away) and Bishop's Stortford (18 to 20 miles distant). The former had been fixed by the LVC on appeal at £156; the latter had been included in the List at £100. The VO regarded the appeal hereditament as falling between the two, inferior to Letchworth and superior to Bishop's Stortford.

The Tribunal's judgment states that it was clear from the *Plymouth Argyle* case that, where it was admitted that there was only one possible occupier, "regard must be had . . . to the relevant facts as to the history and finances of the ratepayers." Looking solely at the accounts, it seemed that the Club could barely afford the rent they were in fact paying; but the Tribunal thought that, in the higgling of this limited market, the landlord would point to the year in which the Club were fortunate in their Cup Tie. The figure

of £85 put forward by the Club in their proposal, although supported by no detailed valuation, might well have been the figure at which the parties would agree.

The Tribunal was satisfied that the figure of £165 adopted by the Local Valuation Court was too high, and that the VO's figure of £125 was derived solely from a physical comparison of the three grounds and, as admitted, paid no regard to the ability of the Club to pay.

Rents which include Trading Rights

Shell Mex & B.P. Ltd. and Esso Petroleum Company v. Langley (VO).

(Sir W. Fitzgerald and Mr. H. P. Hobbs, 26th June, 1961)

Various hereditaments at London Airport.

The proposed assessments, those fixed by the LVC, the valuation of the parties and the Tribunal's determination are as follows:—

	Proposed	LVC	Appellant	VO	Tribunal Decision
	£ NAV	£ NAV	£ NAV	£ NAV	£ NAV
<i>Temporary</i>					
Bowser Parking Site ...	625	625	75	625	625
Joint Installation ...	6,300	3,900	1,320	2,950	2,700
Site "U"—1st Proposal	700	630	265	625	625
Site "U"—2nd Proposal	1,100	1,100	485	1,100	1,100
<i>Permanent</i>					
No. 1 Maintenance Area					
Depot	6,000	5,500	2,650	5,150	5,150
Western Apex—					
1st Proposal	3,800	2,750	1,500	2,650	2,425
Western Apex—					
2nd Proposal	10,850	9,800	4,000	9,700	8,250
	<i>Gross</i>	<i>Gross</i>	<i>Gross</i>	<i>Gross</i>	<i>Gross</i>
Offices	700	700	360	700	700

(In about 1946 it was decided to make Heathrow Aerodrome, which was then used by the RAF Transport Command, into London Airport. For some time the administration and running of London Airport was controlled from what is now known as the Northern Terminal. In 1955 the Central Terminal building was opened and in 1956 a further building, known as Queens Building and adjoining the Central Terminal was brought into use. By 1957 London Airport ranked as one of the premier airports of the world catering for some 35 lines, 2½ million passengers and one million visitors per year with sales of some 40 million gallons of aviation fuel.)

The case for the Company rested to a large extent upon two propositions. First, that the right to trade over the whole extent of the airport did not attach to the occupation of the hereditaments, and secondly, that there was no additional value arising from the premises being within the perimeter of the Airport.

The Tribunal was unable to agree with either proposition. In their opinion the hypothetical tenant would take these hereditaments for the purpose of enabling him to sell aviation

spirit and his sales would be to the airlines operating on the airport.

It was true that if there had been separate ownership, a permit to trade in addition to the lease would have been necessary, and would probably have been paid for in addition to the rent, but there they were both in the same ownership and the owner chose to append the right to trade to the hereditament in order to give it a higher letting value. The Tribunal knew of no principle of law or rule of practice which obliged them to separate the two elements, indeed it was a recognised basis of assessment that a hereditament must be taken with all its advantages and disadvantages, and in this case one of the advantages was the right to supply petrol to the aircraft landing at the Airport.

"Experienced Negotiators"

Passing to a consideration of the rents, the Tribunal thought that the correspondence exhibited by the Company did no more than illustrate the normal higgling which took place between landlord and tenant, each striving to get the best of the bargain for himself.

The Tribunal did not consider the fact that the Company had been in occupation of certain of the hereditaments for some time before the rent was settled enables the landlord to extract a higher rent. Both parties were experienced negotiators, representing the Government and an outstanding commercial concern and the Tribunal were not prepared to draw the inference that because the rent was settled in retrospect it was not a true rent such as we would expect from "the higgling of the market."

THE ACT OF 1961

AMENDMENTS TO RATING LAW

The decisions in three important cases in the Superior Courts must now be read in the light of the provisions of the Rating and Valuation Act, 1961, which received Royal Assent on 27th July. They are :

Flats and Offices

Bell Property Trust v. Hampstead A.C. (1940) 33 R. & I.T. 108 (Court of Appeal).

Deductions for profit on landlords' services are no longer permissible, either for domestic properties (under the Valuation for Rating Act, 1953) or for non-domestic properties (e.g. offices) by virtue of section 6 of the Act. The repairs and maintenance of the common parts will now be added to the rent to arrive at the gross value of all hereditaments which form part of larger premises (e.g. flats and offices).

Advertising Statistics

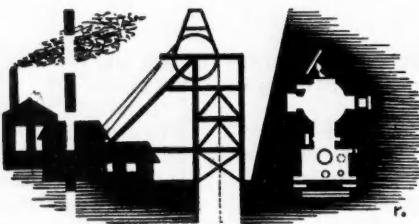
Imperial Tobacco Co. Ltd. v. Pierson (VO) (1960) 53 R. & I.T. 469 (House of Lords).

This decision is in effect overruled by section 9 of the Act, which rates the structure rather than the right of advertising. This section is however not operative until the new valuation lists come into force in 1963.

Farmers' Co-operatives

Farmers Machinery Syndicate v. Shaw (VO) (1961) 1 R.V.R. 69 (Court of Appeal).

This decision is in effect overruled by paragraph 2 of the Fourth Schedule to the Act, which extends agricultural derating to agricultural buildings occupied by small farmers' co-operatives. (No date of operation is specified, so it would seem that proposals made now to give effect to the provision would operate retrospectively to last April.)



LAND SURVEYING AND MINING SURVEYING

CSAC



University of Leicester

1961

Mr. R. B. BEILBY (F) said he now resided in Sussex but had formerly been closely concerned with ironstone workings in Northamptonshire. Mr. Cowan in his paper had referred to approximately one-fifth of the area affected by the workings having been woodland. He thought that it should be part of the policy, so far as possible, to replace all such woodlands. He suggested that the major part of the experiments referred to in Mr. Wilde's paper with regard to the restoration of land to agricultural purposes had been devoted to experiments with shallow rooted grasses. He personally felt that much greater emphasis should be laid upon the need to break up the ground and aerate it to a greater depth. Much success had been achieved in experiments with the use of lucerne in restoring predominantly boulder clay land to agriculture.

Lucerne was a deep-rooted legume and in one of the early experiments on boulder clay land with no top soil he had dug up a root of lucerne at the end of 18 months after sowing which had penetrated the boulder clay to a depth of 20 inches. He was apprehensive that the method of building up the top soil by slow degrees with the use of shallow rooted grass would have too short-term results. Once the ground was ploughed the boulder clay would be brought to the top and the whole process of restoration would have to begin over again. Certain experiments had been made in 1949 on Weldon Lodge land, to which Mr. Wilde had referred. Eight acres had been sown to lucerne (dressed) in 1949. It took some time to establish owing to adverse weather conditions, but it was possible to graze it lightly in 1950 and in the succeeding four years it was cut for silage and grazed and then in the late summer of 1954 it had been ploughed and sown to winter wheat (Capelle) and had produced eight quarters to the acre in the harvest of 1955. Mr. Beilby then went on to refer to experiments and discussions from 1956 in regard to the inoculation with earth worms of recently

Ironstone Workings and Land Restoration

On Thursday, 6th July, Mr. Mark F. Strutt, Chairman of the Agriculture and Forestry Committee, took the Chair at a well-attended joint meeting of mining and agricultural members. Papers on the subject of ironstone workings and land restoration were read by Mr. R. J. Cowan, AMIMINE (PA) of Messrs. Stewarts & Lloyds Minerals Ltd., and by Mr. W. O'N Wilde, MA, the District Advisory Officer at Kettering, of the National Agricultural Advisory Service, Ministry of Agriculture. These two papers have already been reproduced in the August issue of *The Chartered Surveyor*. The Chairman of the meeting was supported on the platform by Mr. George Alexander, Chairman of the Mining Surveyors' Committee, and by Mr. H. Lacy Scott, Member of Council. Sir Henry Prior, KCIE, CSI, Ironstone Adviser to the Ministry of Housing and Local Government, and also the chief Planning Officers of Northamptonshire and the adjoining counties, were among the guests. The following is a summary of the discussion.

restored land and to the great importance of the role of earth worms in the restoration of soil fertility. Experiments on this subject had been made in collaboration with Messrs. Stewarts & Lloyds Minerals Ltd. from 1956 and though the results varied it was noteworthy that where farmyard manure had been applied together with the inoculation of worms the whole of the manure had disappeared from the surface at the end of nine months (by comparison with uninoculated land where the manure remained on the surface at the end of that period) and in the case of the land inoculated with earth worms a more satisfactory crumb structure had been established than in the case of the uninoculated land.

Major E. S. DOBB (F), Director, Agricultural Land Service Ministry of Agriculture, in reply to a question about the cost per acre of restoring drainage after ironstone workings said that costs varied much according to the nature of the workings. The differences could be as wide as £30 an acre in one place to £100 an acre in another.

Mr. W. C. FARNSWORTH (F) asked Mr. Cowan about the use of restored land for building purposes. Had raft foundations been laid and with what results? He asked Mr. Wilde about the use of leguminous plants such as crown vetch in the restoration of land to agricultural purposes.

Mr. COWAN said that a large factory had been built near Corby on a spot where ironstone had been worked about five years earlier, but this particular factory was built on piles. As that method would have been used in any event in that spot it was difficult to make a comparison. A pilot scheme for the construction of similar buildings on concrete rafts on restored land had been started with considerable care, but too little time had elapsed for results to be judged.

Mr. WILDE in reply to Farnsworth's second question, said that his own office had not experimented with crown vetch. He felt that the crucial stage in land restoration was the establishment of the top two or three inches. Once these were established the resultant leys could be fed and the fertility added to better than in the case of land restored by the planting of lucerne.

Sir HENRY PRIOR referred to the need to restore effective drainage to the boundaries of worked-out land. Mr. Beilby had mentioned the restoration of woodland and this had been much in the minds of those chiefly concerned with ironstone workings. Some comparisons had been made in the course of the discussion with the opencast working of coal but in the latter operation usually a fairly small saucer-like area was involved. The overburden did not have to be transported for great distances and it was possible to restore the strata after the removal of the coal in the same order as they had been taken out. Much larger areas were involved

in ironstone workings and the difficulty of restoration afterwards was that material from the bottom of the workings had to be left near the surface.

In reply to a question by Mr. GREGORY (County Planning Officer, Northampton) regarding the use of chemicals in land restoration, Mr. WILDE referred to experimental work at Oxford. Great care had to be taken to co-ordinate chemical treatment with other methods, otherwise much harm could be done.

Mr. GEORGE ALEXANDER, Chairman of the Mining Surveyors' Committee, proposed a warm vote of thanks to Mr. Cowan and Mr. Wilde for their papers. The papers had emphasised the necessity for close collaboration between the two specialist branches of the profession who were represented at the present meeting.

Mr. H. LACY SCOTT (Member of Council) seconded the proposal made by Mr. Alexander.

The British National Sub-committee for Cartography

Within the Royal Society, cartographic matters have in the past been discussed by the National Committee for Geography, but just as the increasing developments and activities in cartography in recent years have led to the creation of the International Cartographic Association in Berne in June, 1959, the Council of the Royal Society approved last December the formation of a National Sub-Committee for Cartography which could devote itself entirely to cartographic matters. Its first meeting was held in January.

It is not easy to determine the limits of the subject of cartography. It covers the assessment and selection of source material, the design, compilation and fair drawing, and the reproduction and publication and possibly the distribution of maps and other graphic representations related to maps. But any full study of the subject will take the student into the realms of geodesy, photogrammetry, geography, geology and printing technology. The membership of the sub-committee illustrates the scope of the subject; and if necessary the sub-committee will be further widened to represent not only the disciplines involved but also those engaged in promoting British cartography.

The aims of the sub-committee are:—

(a) to bring together a body of cartographers capable of formulating a British point of view on cartographic matters, which, if acceptable to the National Committee for Geography of the Royal Society, can be aired at International Geographical or Cartographic meetings.

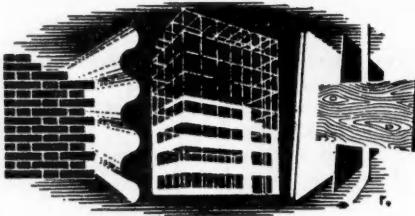
(b) to advise the National Committee for Geography of the Royal Society on cartographic questions referred to the Committee by any international or foreign national authority, and on the most suitable British cartographic delegates to attend international gatherings.

(c) to encourage the exchange of ideas and experiences among those organisations and individuals concerned with the design, drawing and reproduction of maps, charts and plans and thereby to contribute to the advancement of cartographic knowledge and appreciation of the subject in Great Britain.

The Sub-Committee have noted that both the Royal

Geographical Society and the Royal Scottish Geographical Society have published cartographic articles in their journals and hope that these will continue as a normal feature. The Land Surveying Division of the RICS has recently included a cartographic lecture in its winter programme, a development which it is hoped will continue. The Ordnance Survey has also accepted the suggestion for the sub-committee to hold a Technical Symposium in November next for about 40-50 invited persons and it is expected that the experience of this symposium will lead to other organisations arranging similar symposia at regular intervals.

These are encouraging beginnings but ultimately the achievement of these aims and possibly their further development will depend on the strength, energy and enterprise of the body of British cartographers as a whole. The sub-committee is representative of the major governmental, academic and private organisations concerned with cartography, and their cartographers can be readily listed. But it is realised that there are many experienced cartographers outside these organisations. The National Sub-Committee is interested in compiling a list of cartographers of experience who are engaged or have been engaged in the compilation and production of maps, in research in cartography, or in the teaching of cartography, and who would be able to join actively and responsibly in scientific discussions on the subject. It is hoped too, that many would be able to contribute technical papers or to give lectures on the subject. It is felt that the list should include also those persons of a similar capacity in allied subjects, e.g., geodesy, photogrammetry, geography, geology and printing technology when applied to cartography. A knowledge of those engaged in promoting British cartography will be a guide to the scope of possible activities in the future. The names of those persons employed in the cartographic production organisations already represented on the sub-committee can be obtained from the members of the sub-committee. Anyone outside these organisations possessing the necessary qualifications or attributes is invited to send his or her name to the Chairman of the British National Sub-Committee for Cartography, c/o The Royal Society, Burlington House, London, W.1.



BUILDING AND QUANTITY SURVEYING

C S A C



University of Leicester

1961

INTRODUCTION

THIS paper is, in effect, a following up of the meeting held at the RICS in April, 1960, on techniques in quantity surveyors' offices when very interesting talks were given by Mr. A. T. Brett-Jones, Mr. R. C. King and Mr. R. W. Coatman and, indeed, examples of some of the techniques then mentioned are included in this paper. The title may, perhaps, be considered rather restrictive in that "modernisation" of techniques implies the bringing up to date of existing techniques rather than the introduction of completely new ones. I have, in fact, accepted this implication and have attempted to provide a practical account of a few of the seemingly more enlightened techniques being used by quantity surveyors to-day. No attempt has been made to predict what quantity surveyors will be doing in ten years time and therefore the use of electronic computers and punch card systems will only be indirectly touched upon. This, in any case, is the subject of a separate investigation. More immediate benefits are to be gained from an objective study of present methods which, in many cases, can be made more efficient by the elimination of wasted effort. Only methods of production of bills of quantities and final accounts have been considered. Forms of presentation, *e.g.*, layout and format of bills of quantities, etc., are mentioned only in so far as they affect production methods.

Apart from the normal or "London" method of taking off and traditional working up involving abstracting and billing, the current tendency seems to be for experiment in the use of systems whereby traditional working up is reduced or eliminated. This, in many cases, does not appear to be the result of a logical appraisal of quantity surveying methods, but rather a matter of expediency, due to a shortage of workers up. That the introduction of new and more efficient methods of carrying out our work has been brought about by

The Modernisation of Techniques in Quantity Surveyors' Offices

By B. D. HENDERSON (F)

In this paper, given at this year's Annual Conference at Leicester, Mr. Henderson discusses new approaches to the production of bills of quantities and final accounts.

expediency rather than by our own forethought and volition is a matter of some disquiet and, I think, should serve to remind us of the need for more frequent and objective examinations of our methods in this rapidly changing world. It may be worthwhile to hold an annual meeting at which the experience gained by members in trying out new methods could be discussed. Possibly a small working party could be formed to review progress and present a report as a basis for such annual discussions.

Now follows brief details of some of the techniques which are in current use. It is hoped that the various techniques of which mention is made will not only be of interest to those who still adhere to "traditional" methods, but will also help to widen the horizon of those who are already experimenting with new ones.

PRODUCTION OF BILLS OF QUANTITIES

As will be seen the techniques described below fall mainly into two categories, *i.e.*, those which partly eliminate and those which completely eliminate traditional working up (abstracting and billing). I propose first to examine briefly a few examples of the former category and then, and in rather more detail, the two main types of system falling into the second category. As yet there is not a third category, since nobody seems to have invented a method for eliminating taking off.

A. SYSTEMS PARTLY ELIMINATING TRADITIONAL WORKING UP

(i) *Elimination of Abstracting by Billing Direct.*

This is, of course, a technique which has long been used for certain sections of taking off such as drains, joinery fittings, etc., the dimensions for which, owing to the fact that the

great majority of the items form the whole or part of a trade, can, by inspection, readily be collected and billed without abstracting. This traditional use has been extended to cover complete jobs and is most suitable for small or medium sized jobs of reasonably simple design or of a fairly familiar pattern.

Billing direct systems require close co-operation between takers off and between takers off and biller. It is very much a "team" project. This is necessary in order to avoid duplication of adjustments amongst takers off and to ensure that the biller has a knowledge of what items to expect and where he is likely to find them. It is advisable that the number of takers off be kept to a minimum and, in practice, it is found that two is ideal for the main work, with additional help as necessary for isolated sections such as foundations, drains and internal plumbing.

The taking off is done in such a manner as to measure as many items as possible of any one trade in one section of taking off and also as to reduce the amount of collecting of similar items. The extent to which this is possible depends upon the type and size of job, the experience and number of takers off. Basic principles are that sections are taken off generally on the "London" method with adjustments for windows, doors, etc., at the end of each main section, e.g., in the case of "finishings" deductions are measured followed by finishing to reveals, etc. This ensures that the bulk of "finishings" items are grouped together in one section of dimensions. Important requirements are: detailed schedules of doors, windows and finishings for each taker off, detailed taking off list noting departures from normal, correct grouping of takers off, e.g., brickwork and internal finishings to be done by the same taker off, space left for collections and fully referenced dimensions.

Billing can be done by a good worker up after a briefing by the taker off or it can be done by the takers off themselves. Possibly the most economical way is for the taker off to dictate the bill on to tape not worrying, at this stage, about nicety of description and order, etc. This can more easily be corrected on the typed draft bill. For reference purposes it is important to insert the page number of the dimension sheet against each item of the draft bill, preferably in the shillings column.

(ii) *Elimination of the preparation and checking of abstracts by taking off direct on to abstract.*

This method requires to be operated by experienced and competent takers off and a disadvantage is that the dimensions are not able to be altered readily during the taking off in the event of a revision to the drawings. Single foolscap size dimension/abstract sheets are used and it has been found in practice that it is advisable to have very few items on a sheet, in many cases only one or two. Thus, in effect, this system would appear to be virtually one item away from being a loose-leaf system.

(iii) *Elimination of billing by using full descriptions on abstract and editing abstract as a draft bill.*

An advantage of this method, compared with those mentioned in (i) and (ii) above, is that no special techniques or restrictions are imposed upon takers off. A development of this system is the pre-printing of "pro-forma" abstract sheets. This improvement was tried initially on the easy trades (glazier, painter, drainlayer, etc.) and was later extended to concretor, bricklayer, etc. The pro-forma sheets are single foolscap, to facilitate handling by typists, and where possible they have adaptable headings so that they can be used for a selection of similar items, e.g., "26 oz./32 oz.

clear sheet glass and glazing to wood/metal with putty/beads as described (beads provided)." In practice these sheets have been used successfully for all types of work.

(iv) *Elimination of billing by a card system of abstracting*

In this system taking off is done in the normal way. When the dimensions are handed out for working up each item is abstracted on to a separate card and if necessary the cards can be coloured so that each trade has a separate colour. After having been cast and reduced, the cards, which are in bill order, are edited, re-numbered if necessary and sent direct to the printers.

B. SYSTEMS COMPLETELY ELIMINATING TRADITIONAL WORKING UP

(i) "Loose-leaf" systems

Several systems are in use, varying quite considerably in detailed operation, yet all founded on the basic idea of one item—one sheet. Some of the main differences will be touched upon later and examples given in the Appendices. However, first a general description of the system.

The basic principles are as follows. Taking off is on the "London" method and each item is taken off on a separate dimension sheet. Where continuation sheets are necessary or where a taker off measures adds or deducts of an item fully described by another taker off abbreviated descriptions, or page references if available, are used. Therefore, one item may comprise a number of sheets of dimensions. One of these, the "parent" sheet, contains the full or "parent" description. To save re-writing blocks of dimensions for an item which on normal dimension paper would be "anded on" to another item (e.g., 2 coats emulsion pt "anded on" to R & S walls) the description is written on a new sheet and cross referenced so that the quantity can be filled in when squared. When taking off is completed, dimension sheets are sorted into trades and then into bill order. The order is checked, descriptions altered as necessary (for "ditto," etc.), preamble sheets, heading sheets, end clause sheets, etc., are inserted and with squaring, casting, collecting and reducing completed a draft bill results which is ready for final editing. Bill stencils can then be cut or the shuffled sheets sent to the printers. Some surveyors prefer to type the draft bill from un-edited dimension sheets and then edit the typed bill.

As considerable interest is at present being shown in the "loose-leaf" type of system I have included examples of two variants of the basic system.

I do not know who originally thought of the idea of a "loose-leaf" system, but I believe the first person to put it into practice was Mr. C. F. Baker. It is fitting, therefore, that examples of his system should be given and I am very grateful to him for preparing the examples and for allowing me to use them in this paper. At Appendix A will be found notes on his system relating to use of dimension sheets and instructions to staff. At Appendix B is an example of taking off. Extensive use of schedules is a feature in the efficient working of this system. Blocks of work from schedules can be entered on the dimension sheets, often in final bill order. This enables the taker off to save writing by using "ditto" in his descriptions with a reference to the appropriate taking off sheet number.

The other system I have included is called the "cut and shuffle" system. This system is a development of the so-called "shuffle" system (a variant of the basic "loose-leaf" principle) which my firm previously introduced into

a branch office. Very briefly, the main departure from the basic idea is that the dimension sheets, of special paper to facilitate economic reproduction, are of approximately foolscap size used lengthways. There are four similar rulings on each sheet so that each sheet contains four smaller dimension sheets or slips. When taking off is completed a copy of each large sheet is taken. The copies are then cut into the four slips which are shuffled into bill order. Thus the slips form an abstract draft bill, whilst the original large dimension sheets remain in taking off order. Office notes on the operation of the system are included at Appendix C and examples of taking off, especially prepared to illustrate and amplify the notes, together with the printing calculator tally slip for a "repeat item," are given at Appendices D, E and F.

We devised the "cut and shuffle" system specifically to overcome four main disadvantages found with the "shuffle" system. The first two disadvantages are due to the very large number of dimension sheets produced. The second two are the consequences of the physical impossibility of the sheets being in two different orders at any one time. These disadvantages are :—

1. Takers off find it a source of annoyance and a time consuming occupation to refer back, when taking off, to items previously measured. The ability to see several items at a glance, as with a page of normal dimension paper, is lost.
2. The awkwardness of using large stacks of dimension sheets for variations, etc.
3. When the dimension sheets have been sorted into bill order contact has been temporarily lost with the taking off order. Therefore, at the important final stages of bill drafting and editing, it is impossible to refer to the dimensions as such.
4. At the variations stage, when the sheets are back in taking off order, difficulty is experienced in locating particular items or dimensions unless a very comprehensive referencing system is adopted.

Of the above, the third is probably the most serious, as it occurs when there is normally least time to spare. The "cut and shuffle" system, it is believed, overcomes these troubles, respectively as follows :—

1. With four items per page, and two finished sheets in front of him, the taker off can see at a glance at least eight previous items.
2. The original large taking off sheets are retained uncut.
3. The original sheets are available, in taking off order and, of course, with the original descriptions, to refer to as necessary by the chief worker up (drafter), taker off or partner during the final stages.
4. The cut slips are in bill order, in trade batches if required, and therefore act as a perfect abstract for referencing purposes. At the same time the original dimensions are also to hand.

A final point in connection with the "loose-leaf" type of system. As mentioned before, some surveyors seem to prefer to write or type a draft bill from the shuffled dimension sheets. It seems to me, however, that the most efficient use of the system demands the elimination of this step, and, to bring it to a logical conclusion, the printing of the bill from the edited sheets. However, it is, of course, desirable to have direct stencilling wherever possible in any system.

(ii) *The "trade by trade" system*

The main principle of the "trade by trade" system is that taking off is carried out in order of billing. The trade is equivalent to the section of taking off in the "London" system. Each item is therefore taken off as a separate entity in the order in which it will eventually be billed including all relevant deductions.

The number of trades undertaken by each taker off varies according to the size of the job, the number of staff available and the speed with which the bills of quantities are required. It is claimed by those practising this system that there are no difficulties or disadvantages in having each trade dealt with by a different taker off. The first essential in its working is that each taker off should be armed with schedules of door openings, window openings and room finishings which must be agreed with the architect before the taking off is commenced. It is important for this information to be available at all times to each taker off as it is necessary for the taker off of one trade to be aware of the requirements of the other trades and to ensure, for example, that the deductions for openings in the plasterer are based on the same size brick openings as the deductions for openings in the bricklayer.

As the "trade by trade" system has been fairly widely used for a long time and many surveyors are familiar with its fundamentals the printing of examples has been omitted in order to save space. However, for anyone desiring further information on the system, I cannot do better than refer them to an excellent paper by Mr. G. D. Walford entitled "Principles of the Trade by Trade System of Taking Off," published in the February, 1958, issue of *The Chartered Surveyor*, complete with examples.

Some firms use a modification of this system for small jobs. The taking off is done by trades on bill paper in approximate bill order. The resultant document thus being both the dimensions and the draft bill as with the normal "trade by trade" system. When edited, items out of order are referenced to the correct order or numbered for typing or direct stencilling.

Comments on the foregoing techniques

I shall confine my remarks here to comments on the "loose-leaf" and "trade by trade" systems as they appear to me to be the two most important techniques used in the production of bills of quantities to-day. Both are similar in that traditional working up is eliminated. The fundamental difference is in the order of taking off.

It would seem that, leaving computers and punch card systems aside, the "loose-leaf" or "shuffle" type of system, in its ultimate form, provides the best solution for the production of bills of quantities when the "London" method of taking off is being used. This conclusion is arrived at because there are no intermediate stages, except one manual sorting of dimension sheets, between the taker off's descriptions and dimensions and the printed bill. It seems clear that all systems which entail the writing of descriptions or dimensions more than once are more liable to human error and also, almost certainly, are less efficient. Such an observation brings me naturally to the "trade by trade" system which, and I do not think there can be any disagreement here, is the most direct method of all.

The "trade by trade" system would seem to have virtually all the merits of "loose-leaf" systems with the additional advantage that the overall time for production of bills of quantities is slightly reduced, as each trade can be printed

as soon as it is taken off and edited. This, of course, adds flexibility to printing arrangements. Further, no sorting, cutting or elaborate referencing is required; the dimension sheets, together with the schedules, being complete in themselves and forming the only document necessary. Nevertheless, it does seem that a greater burden is placed upon the taker off under this system in that his train of thought could be deflected by considerations of bill order, and this may well considerably more than offset the advantage of no sorting, etc. Also, three particular doubts appear to exist in the minds of those who have not used the "trade by trade" system. These are: (1) that the method of taking off by trades as opposed to related sections of work would lead to errors or omissions which would be difficult to detect; (2) that on large contracts involving a number of takers off, most of whom would require a full set of drawings and need to acquire an intimate knowledge of the whole job, the amount of duplication of effort would be uneconomic, and (3) that late alterations in design would involve considerably more work (in adjusting dimensions, printed bill, etc.) than in the "London" method.

In answer to these points, those surveyors who have used the "trade by trade" system for many years confidently maintain that the first doubt is quite unfounded as, once the method of taking off is properly understood, there is no more danger of error than in any other system. It is agreed by some that the second point might seem, on the face of it, to be a valid criticism. In practice, however, all takers off co-operate very closely and prepare notes for each other about matters which, they know from experience, will save research by one taker off in quest of information already obtained by another. It is the opinion, therefore, that although a certain amount of extra time may be involved, it is minimal and of absolutely no consequence when compared with the advantages the system has to offer. As regards the third doubt it is generally admitted that, should late amendments occur, more work would be needed to effect the necessary revisions than in the "London" system. The point is made however, that success in working the "trade by trade" system depends to a large degree on certain basic information being provided or agreed with the architect before taking off commences. Also the architect must agree to a time limit for incorporating amendments. That success is undoubtedly achieved seems to prove that the "trade by trade" system exponents are also very persuasive characters. There is certainly a lesson to be learned here and if, merely by adopting the "trade by trade" system, all quantity surveyors could equally efficiently condition their architects, perhaps we should all change to it immediately.

There is one more point I should like to make which is particularly relevant with regard to the foregoing remarks and which I think should be considered by any surveyor deciding to adopt one or other of the two systems just compared. It is that "loose-leaf" systems are based on a well-tried method of taking off following logical sequences of measurement based on the functional requirements of a building. This, I believe, cannot be said for the "trade by trade" system. I submit that the "trade by trade" system, although an excellent method of producing bills of quantities, is not a "system" of taking off as such since the order of taking off is not dependent on any systematic method but merely on an order of billing based (south of the Border at any rate) on the somewhat mis-named standard method of measurement and current billing practice. Therefore, it would seem arguable that the chances of errors or omission

occurring, inherent in an "artificial" method, are greater than in a method which was designed for its purpose and which will remain unaffected by the deliberations of the Standard Method of Measurement Joint Committee or changing bill layouts.

PRODUCTION OF FINAL ACCOUNTS

I think it is a good idea to take an objective look at this final account business. Let us then first consider the quantity surveyor's responsibilities with regard to final accounts, next how best these responsibilities can be met and finally if any current techniques satisfy the requirements. Under the RIBA Form of Contract, the quantity surveyor is required to measure *bona-fide* variations, the contractor being present if so wishing, and to value what he has measured. It is also mandatory for him to supply the contractor with a copy of the "...priced bills of variations." This is seldom enforced but the implication is, of course, that a bill of variations must be in existence. In effect, the quantity surveyor must account to the client for any change in the contract sum brought about by variations. A quantitative and financial "account of variations" will do this.

In view of the fact that a standard form of contract can never be entirely up to date in interpreting the intentions of the parties to it, particularly in regard to matters of current practice and the more so when certain traditional concepts are being cast aside, I am going to assume that the term "bills of variations" can be taken to mean an "account of variations." A bill of quantities has, for obvious reasons, to be presented in a specified form. No such rigidity is necessary for an "account of variations" and the order in which items are booked is unimportant. It is a means to an end and the best "means" is, therefore, the one most suitable for the quantity surveyor. The work entailed in producing any variation account is measurement, pricing, agreeing, extending and totalling. The ideal would be for all this to be dealt with in one document at virtually the same time. This, in fact, can be done and is being done.

The basic method is currently used both in private practice and by Government departments. The main requirement is the use of paper on which dimensions, descriptions, rates and extensions can be written. The type of ruling best suited for this purpose is similar to that which is often termed "estimating paper" ruling. A dimension book ruled in the same manner has been found to be very useful when measuring on site. The pages in the book are perforated and on return to the office can be extracted for inclusion with the rest of the account. Typical examples of sheets of both the above are given at appendices G and H. Daywork sheets with cash columns which, when checked, can become part of the final account without abstracting or billing are also suited to this method.

By using the above mentioned paper, etc., a single document can be produced which will contain all the information required in an "account of variations." No abstracting or billing need be done as, in general, it is more economical to calculate a few more extensions, etc., than for a worker up to carry out collecting or abstracting of items. Thus the items are priced, extended and cast in the order in which they were measured. A summary of the variations in the form of a statement of final account would normally be prepared.

To gain the maximum benefit from this method it is desirable to measure and agree rates with the contractor at the earliest opportunity and, if possible, agreement should be reached as and when each variation is measured. If this

is done on the site the surveyor can have the account extended and cast on his return to the office. Similarly, with variations measured in the office, the account (or a copy if preferred) should be sent immediately to the contractor for agreement. By this means the financial position of the job can more readily be kept up to date.

Although delay is not always our fault, it is a duty we owe to our clients to do all that we can to speed the settlement of final accounts. The adoption of the type of technique described above would, I suggest, go a long way towards achieving this. It has been found that contractors, whilst occasionally a little wary of such early agreement, generally co-operate with enthusiasm and are appreciative of the greater efficiency of the method.

Another method of producing final accounts is that of booking measurements direct on to abstract. This method is similar to that previously mentioned under "production of bills of quantities" (A (ii)). It is more suitable for measuring variations than for producing bills of quantities since, if the contractor books with the surveyor in the conventional manner, elaborate indexing of dimensions is unnecessary. This technique has, I understand, been employed successfully over a long period on large jobs and has been found to be as speedy as traditional booking. A "bill of variations" would normally be prepared when using this system. However, this would not be necessary if a printing calculator were used (see later).

OTHER TECHNIQUES

There are various other matters which, while not directly forming part of a system of production of bills of quantities or final accounts, are nevertheless worth considering as improvements in the general run of our work. I list some of these points below.

(i) Decimals

Quite apart from the introduction of a decimal or the metric system as a whole, I believe that the use of decimals in our work could be extended immediately with advantage to all concerned. Now that calculating machines, the majority of which work on decimal principles, are in general use, it seems a pity that their capabilities cannot be fully utilized. A simple start could be made by asking contractors to price bills of quantities in shillings and decimals of a shilling, preferably to only one place of decimals. This, in fact, has been done by at least one firm of surveyors and the benefits were noticeable. Such a step could well be followed by writing dimensions in feet and one place of decimals. It is, however, not advisable to load takers off with problems other than those of measurement and description, so if drawings are in feet and inches, the calculator operator must make the conversion as he normally does, but, I suggest, to only one place of decimals. If, combined with the foregoing suggestions, a standard denomination for all quantities were accepted, such as feet (and lbs.), then life would be much simpler. However, the real solution is to switch to the metric system complete.

(ii) Standard preambles and descriptions, etc.

Many surveyors use some form of standard preambles and/or bill descriptions. However, to be of proper value, constant revision is necessary to standard preambles to keep them up to date. The advantages to be gained from their use are that, if every taker off has a copy, he knows exactly which items he has to describe fully and which will be described in the preambles. Furthermore, if there is a

"pricing instructions" sub-heading in the preambles to each trade (where necessary) the taker off will know the exact form certain descriptions should take, i.e., if in the pricing instructions in the standard preambles it is stated that, for example, "the prices for cast iron rainwater pipes are to include for all short lengths and cutting," the taker off knows that it does not have to be mentioned in his description.

Standard bill layouts and descriptions can be decided, trade by trade, either at the same time, or after the particular standard preamble is being dealt with. It may also be an advantage to give consideration to a standard order of saying things within the description itself. That time spent on these problems of standardisation may well reap rewards that are not immediately obvious was indicated in the interim report of the Working Party on "The Use of Computers for Working Up." This report was published in the April, 1961, issue of *The Chartered Surveyor* and stated, *inter alia*, quite bluntly that, "standardised descriptions are ultimately inevitable." It further went on to state that "standardisation of descriptions, at least within the individual office or department, is necessary if computers are to be used for working up." It does, therefore, seem advisable that quantity surveyors should direct some of their energy toward producing acceptable forms of standardisation.

(iii) Printing calculators

As several firms are now using printing calculators a few remarks may not be out of place. First of all, to be of any real use to quantity surveyors, the calculator must have two registers in order that accumulating may be carried out. The basic points in favour of printing calculators are as follows :—
 (1) Simplicity of operation. (2) Legibility : as everything is printed, errors due to bad writing, etc., are not possible. (3) All operations can be carried out without re-inserting previous totals ; therefore, all errors due to transferring are eliminated. (4) Collection sheets and money columns can often be dispensed with. (5) Squaring dimension columns may be omitted. (6) Checking by another operator, repeating the same calculations, is unnecessary. As the machine also shows, by way of symbols (e.g., +, —, ×, ÷), exactly what calculations have been carried out, checking is effected visually by comparing the figures and operations printed on the tally strip with the dimensions.

The main disadvantage is that normally all calculations, squarings, etc., are divorced from the dimension sheets to which they belong as they are printed on a separate tally strip. As, on a job of any size, the tally strips are voluminous, difficulty has been experienced in making quick reference to the answers to squarings, etc. However, there are various ways of overcoming this difficulty and, I think, with more experience it will cease to have any material significance.

Simplicity of operation renders a machine more adaptable in that anyone can use it. For example, a taker off, measuring floor areas or cubes for an approximate estimate, could put the dimensions straight into the machine without writing them down. He then has a complete printed result which he can reference if necessary. The latest model of printing calculator I have seen is so simple that the whole process of squaring dimensions, adds and deducts and reducing, can be done without altering any controls whatsoever. It is possible for anyone to learn to do this efficiently in less than an hour. When used for "loose-leaf" or "trade by trade" systems all the calculations for each item can be done without transferring or re-inserting totals. Tally strips are available ruled so as to distinguish decimal places, etc. In the "cut and

shuffle" system the use of a printing calculator has more readily enabled the four small sheets to be incorporated in one large sheet due to the omission of the squaring column. A practical example of the elimination of collections and money columns can be given by referring to the method, previously described, of producing final accounts by booking measurements direct on to abstract. When this method is used a bill of variations has to be written so that the items can be extended and cast and totals arrived at. However, if rates are inserted against the items on the abstract, the extensions can be performed on a printing calculator, producing on the tally strips a complete printed "moneying out," thus eliminating the necessity for a bill of variations. At least one local authority is known to have accepted bills of variations with only rates written against the items; all extensions and casts being separately presented on tally strips.

IMPLICATIONS OF THE USE OF NEW TECHNIQUES

Some surveyors, whilst not averse to changes, are nevertheless somewhat chary of adopting new techniques until they have been fully proved in practice. There is also a reluctance to change from existing well tried and apparently satisfactory methods, as adopting new ones would create staff and office re-organisation problems and training difficulties. It might be advantageous therefore to take a closer look at some of these objections to new methods. As regards the methods themselves, a "loose-leaf" system has been operated by Mr. Baker for nearly 10 years and he has found no snags with his system in its present form. The "trade by trade" system has, of course, been more widely used for even longer.

(i) *Office re-organisation and staff problems*

It seems that the increasing use of the techniques described in this paper will have a catalytic effect upon the gradually diminishing supply of workers up with the result that, very shortly, the supply will cease altogether. The consequent office re-organisation required should not be difficult. In any case many firms already have considerable experience of this, e.g. those who practice the "trade by trade" system. If a "loose leaf" type of system were adopted, the composition of an office in the near future would, perhaps, apart from the secretarial staff, be something like this. Takers off, drafter (a position comparable to that of a chief worker up but more responsible), drafters assistant(s) and others who, amongst a variety of general office duties, could also operate calculators and copying machines, etc. The drafter's position will not be reached, as in the past, through the ranks of workers up but will be filled by an experienced taker off who has shown a particular aptitude for writing good descriptions and bill drafting. In a large office this will be a very important position. In smaller offices it will obviously be part time with that of taking off. In this connection I suggest, it is more desirable for an experienced surveyor to be directly responsible for drafting a bill than a relatively junior worker up, which has so often been the case in the past.

(ii) *Education and training*

Recently, doubts have frequently been expressed concerning the training of future quantity surveyors if traditional working up is eliminated. I do not think there is any cause for

anxiety. A taker off's function and skill is to measure and describe items from drawings. The contention that a grinding period of squaring dimensions and working up is a pre-requisite to attaining this skill has always mystified me. If, in fact, there is a problem here, it is then a problem which must be solved. I do not accept the train of thought which condemns the use of more efficient techniques merely because, in consequence of their adoption, alterations in training become desirable. Training should be the servant of the purpose for which it is required; not the master. That such fears may well be exaggerated is indicated by the fact that surveyors who have not used traditional working up for years have experienced no difficulties in this respect.

It is, I believe, the climate of opinion amongst those who have considered the question of education and training of surveyors, that spare time study, i.e., evening classes and correspondence courses, is not the most satisfactory means of training surveyors. It is felt that full-time courses are more preferable. If this principle is generally accepted, a surveyor will not normally have office experience until his course is completed and he joins a firm. Again, fears are expressed that this will aggravate the difficulties already mentioned. Again I feel that these fears are unfounded. Experience, however lengthy, is nothing in itself. What counts is the ability to benefit from it. It is true that there is no substitute for experience but one of the main functions of education should be to train the mind to learn more rapidly from it. A comprehensive training should, therefore, enable a young surveyor starting work to benefit much more rapidly from his experience than would otherwise be the case. Thus he would very soon be of value to his employer.

CONCLUSION

Real progress cannot be achieved without experiment and risk and this is as true in quantity surveying as in other fields. To conform is not compatible with progress. George Bernard Shaw wrote:—

"The reasonable man adapts himself to the world: the unreasonable one persists in trying to adapt the world to himself. Therefore, all progress depends on the unreasonable man."

Accordingly, with Shaw, I believe that to progress we should be unreasonable, objectively, and set no limits on experiment. In our experiments, however, I think we would do well to remember that, nowadays, speed is of increasing importance. Time is money and clients often begrudge the time our services take. This should, therefore, be an important consideration when devising new techniques. We should also remember that we are but a cog in the machine of the building industry from which, at the moment, ominous rumblings are heard. These may culminate in an eruption which could conceivably change the whole pattern of the industry. Therefore in our enthusiasm for adopting new techniques we should not forget to anticipate changes in the overall pattern into which we fit and which to a great extent determines the type of service we provide.

Finally, I should like to express my thanks to the many surveyors who have provided information and suggestions for this paper and in particular, to Mr. N. E. Higgitt and Mr. K. R. Moore, who not only assisted in collating the material but also provided welcome advice in its presentation.

APPENDIX A

NOTES CONCERNING DIMENSION SHEETS AND INSTRUCTIONS TO STAFF

The following are notes concerning the dimension sheets and instructions to the staff. Example sheets are enclosed and all staff will adhere strictly to the procedure laid down :—

DIMENSION PAPER

Below horizontal red line.

Column No. 1 Signposting for all additions.
 " " 2 Timesing for additions.
 " " 3 Dimension column for additions.
 " " 4 Sub-divided into six divisions, the five divisions to the left of the red line being for the feet, each digit occupying one column and the column to the right of the red line is for the inches. Where the squarer is to insert enumerated items they will be inserted to the left of the red line.
 " " 5 Ticking column.
 " " 6 Waste column for the use of the "taker off" and also for any reference notes he may wish to make.
 " " 7 For the use of the "taker off" when he wishes to "and on."
 " " 8-12 The same as 1-5 but applying to all deductions.

Above horizontal red line.

The taker off will write the description between the two central double lines, *i.e.*, columns Nos. 5-8.

If this description is subsequently altered either in the working up stage or in the editing stage, the amended description will be written in pencil in Columns Nos. 1-4, *i.e.*, from the edge of the paper up to the vertical red line. This portion of the paper will be hereinafter referred to as the "editing space."

The quantity will be written in the second space up from the horizontal red line in Column No. 9, Columns Nos. 10-11 will be used for the words yds. sup., ft. sup., etc. Where the quantity is an enumerated item, "No." will be written in Column No. 10 and the quantity as before in Column No. 9.

The stamp of the job will appear in the top right-hand corner of the page, Columns Nos. 9-12.

BILLING

The worker up will place the dimension sheets into bill order and where necessary insert headings and amend the takers-off description accordingly.

It is the worker up's responsibility to see that all descriptions, phraseology and systems of measurement are consistent. (This particularly applies when there is more than one taker off employed on the job, and when the job is divided into sections). Any description which the worker up considers will not be clearly understood by the estimator is to be referred to the taker off.

The worker up will, by means of a pencil note, indicate to the typist any headings to be carried forward and in what form they are to be carried forward, as these can usually be carried forward in an abbreviated form. It is not necessary to carry forward such headings as "sundries," but if the heading gives any relevant pricing data, *e.g.*, "sundries in softwood," then it is necessary to carry it forward.

SQUARING, CASTING AND REDUCING.

As mentioned above the squaring will appear in Columns Nos. 4 and 11 and ticks in Columns Nos. 5 and 12. No individual page will be cast until *all* side casts and squaring have been checked.

When the squaring and checking are completed, casting will then be done, but no page totals will be carried forward at this stage. The casting will be done in pencil and will be inked in by the checker only when he is satisfied that the casts are correct. If the dimensions for any particular item continue on two or more sheets a collection will be made on the last sheet of the dimensions *if there is sufficient room*. If, however, the last dimensions and/or side casts are near the bottom of a page the squarer will insert a new sheet for collections only. Collections, however, will not be made until each page casting has been checked. Before totalling the cast the totals carried forward will also be checked.

It is to be understood that all the placing of all dimensions sheets into bill order will have been completed before any collections are made.

After the casting of the collections has been checked the total will be reduced and the resultant answer inserted alongside the total of the collection and checked, but will not be carried up to above the red line until the job has been finally edited.

After editing, the reduced quantities will be transferred above the red line and again checked. For examples of casting collections, reducing, etc., see example sheets.

The foregoing will apply equally to the omissions. Please note the method of deducting the total omissions from the total additions.

NUMBERING OF PAGES

The taker off will number dimensions sheets in the bottom left-hand corner in sequence and after the dimensions sheets are placed in bill order the worker up will insert the necessary preamble sheets, heading sheets, protective clause sheets, etc. Where more than one taker off is employed on a job, each taker off will number his sheets in sequence from 1, but using a prefix, *e.g.*, 1/1, 1/2, etc.

When the insertion sheets are in position the worker up (who will have made a record of the number inserted) will then re-number each bill, *e.g.*, 4-1, 4-2, etc., in the bottom centre of each dimension sheet and at the end of each bill will arrive at a total number of pages, *e.g.*, say 4-107. This number, 107, will be transferred to the front page of the bill, below the red line as follows :—

Taker off sheets	...	100
Inserted sheets	...	7
Total ...	...	107

When all bills have been thus renumbered a final page will be inserted summarising the page numbering of the bills, the total of which should then equal the number of the

taker off's last sheets, plus the total number of inserted sheets.

The typist will receive the revised numbered bills and it is the reader's responsibility to re-check the number of pages in each bill to make sure that no pages have been mislaid during typing.

TYPING

The typist is only concerned with descriptions and quantities above the horizontal red line.

The taker off will write his description above the horizontal red line and between Columns Nos. 5-8. This description,

however, may be modified or ditto'd during the working up or editing stage and if so the amended description will be written in pencil in the editing space (*i.e.*, Columns Nos. 1-4). *Anything written in this editing space will take preference over the original description. An oblique line through the editing space means that the item does not require to be typed.*

Should an item be ditto'd in the editing space and by chance on the stencil appears at the top of a page, the typist will refer to the taker off for the description which she is to type.

The symbol Θ denotes that a short horizontal line is required.

APPENDIX C

NOTES ON THE OPERATION OF THE "CUT AND SHUFFLE" SYSTEM OF PRODUCING BILLS OF QUANTITIES

1. Taking off is carried out under the normal "London" method but on a sheet of paper 14" \times 9"; the paper is translucent and is ruled so as to provide space for four items per sheet. Dimensions must be written on one side only. Before taking off commences each of the four columns on the sheet is stamped at the top with the name and number of the job.

In taking off "ditto" should be used in the normal way, as necessary, when referring to the previous item but the section column reference should be added, *e.g.*, "Ditto (Wdws 16) but 6' 3" \times 4' 3".". For items not immediately following a similar item abbreviated descriptions are to be used consistent with identification and marked a.b. Where necessary for clarification (difficult abbreviations of long descriptions) reference should also be made to the section column number where possible.

2. When sections of the taking off are complete the columns are paged, the side casts checked and "repeat dimensions" calculated. The total of each "repeat dimension" is inserted in the dimension column of the respective "repeat item." Column totals of the item repeated are inserted at the bottom of each column and the dimensions cut through with the usual oblique transfer sign so that when the main squaring is done only the column totals need to be fed into the machine.

3. When taking off is complete, or on a large job when substantial sections are complete, the drafter of the bill will mark each column with the trade abbreviation and a die-line copy of the dimension sheets is then taken.

4. The taker off retains his original set of dimensions and the die-line copy is cut into slips, size 3½" \times 9", each of which contains one item or part of an item.

5. The slips are shuffled into trades, like items are collected together and the whole is put into as near bill order as possible. This can be done by a junior.

6. The drafter edits the slips to form the preliminary draft bill, inserts slips where necessary containing preambles (when required), headings and end clauses and puts in the denomination of the unit of quantity on the "parent" items; he will also check that all slips other than "parent" items are clearly marked a.b. When he has finished editing a section or trade, it is passed to the calculator operator for squaring.

Note :—Preambles will normally be in a separate section or bill.

7. The calculator operator squares, casts, reduces and inserts the reduced quantity where indicated on the "parent" slip. The calculations are checked by reading over the tally strips with the dimensions.

8. All slips other than "parent" item slips, *i.e.*, all slips with descriptions marked a.b., are extracted, thus leaving only descriptions and quantities which are to be printed. The resultant document is the complete draft bill.

9. The partner reads the draft bill and settles any queries he has with the taker off in charge and the drafter.

10. Stencils are cut from the draft bill, the proof read over and the requisite number of copies duplicated.

Note :—As this work is carried out in the office, and the typists are trained in normal taking off abbreviations, the necessity for re-writing descriptions fully on the draft bill is eliminated.

11. The a.b. slips previously extracted are re-inserted thus providing an abstract in 100 per cent bill order for reference purposes during variations.

1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.
<i>8" Ditch. to</i> <i>falls</i>										
Yards	Block	$\frac{3}{4}/\frac{1}{2}/2$	20.0	66.4						
	A		10.0							
do		$2/2$	10.0							
			9.0	360.0						
Yards	Block	$\frac{3}{4}/\frac{1}{2}/4$	9.0	48.0						
	B		8.0							
do		$2/2$	8.0							
			7.0	224.0						
Blocks C + D		$2/2$	7.0	84.0						
			6.0							
do		$2/4/\pi$	5.0	77.4						
			4.0							
do		$3/4/\frac{1}{2}$	5.0	40.0						
			4.0							
do		$4/2$	3.0	24.0						
			3.0							
Block E		$4/2$	3.0	77.4						
			3.0							

Appendix B.2.

Black E	2/2	4.0					
	2.0		32.0				
	4/2	2.0		8° Bed with surf. shaped as paving			
do	1.6		24.0				
	2	4.0					
		1.6	12.0				
			6.8				
			6.6				
			4				
			9				
			14				
			6				
			1				
			0				
			34				
			85				

APPENDIX D. EXAMPLE OF TAKING OFF—"CUT AND SHUFFLE" SYSTEM

- ⊖ Printed heading kept to two lines at most and as near top of column as possible.
- ⊖ Take off to leave sufficient space for unit of quantity denomination which will be inserted by Drafter, *i.e.*, Y.S., F.S. etc. but only on cut die-line slips, not on original.
- ⊖ Drafter to insert "a.b." where not "parent" item (see Note 6).

⊗ ⊗ ⊗

APPENDIX E.
EXAMPLE OF TAKING OFF—"CUT AND SHUFFLE" SYSTEM

Marble Block - 605	PL	Marble Block - 605	PT	Marble Block - 605	PT	Marble Block - 605	PT
Windows. 7.		Windows. 8.		Windows. 9.		Windows. 10.	
① S on 6th wall 4.6. wall 4.6.		Two cut ends, pt on sides wall 4.6.		② on wood waste in L. sides 4.6.		③ on wood waste in L. sides 4.6.	
Dif		Dif		Dif		Dif	
6.0 2.3 —	8.0.3.	Sup 476.8 1.0	7.0 ft / Windows. 6.7	3.6 2.0 —	3.6 2.0 —	3.6 2.3 —	3.6 2.0 —
4.0 2.6 —	4.0 2.6 —			4.0 2.3 —	4.0 2.3 —	6.0 2.0 —	6.0 2.0 —
6.0 4.0 —	6.0 4.0 —			6.0 2.0 —	6.0 2.0 —	6.0 2.0 —	6.0 2.0 —
476.8 1.0				476.8 1.0		476.8 1.0	
						58	58
						57	57

Check of side casts also squares dimensions of repeat items and inserts resultant dimension at ④ at same time cutting through dimensions so squared and inserting same dimension at ① (see Note 2).
 ① Abbreviated descriptions may be written here (see note 1).

APPENDIX G

Agreed

D.K. Brown - Executors Ltd. 1st March '61.
L.J. Greene - Sole Surveyor 1st March '61.

APPENDIX F
EXAMPLE OF PRINTING CALCULATOR TALLY
SLIP FOR A REPEAT ITEM
 (See Columns 54 and 55, Appendix D and E)

605

5 4 < <
 + T
 ★
 900 < x
 250 =
 225000 + T
 4 < x
 450 =
 1800 < T x
 54300 =
 540000 + T
 3 < x
 450 =
 1350 > T x
 325 =
 438750 + T
 1800 < x
 225 =
 40500 + T
 1800 < x
 250 =
 450000 + T
 4800 < x
 300 =
 1440000 + T
 2400 < x
 325 =
 780000 + T
 4278750 < >
 55 < >
 55 < >
 600 < x
 225 =
 135000 + T
 450 < x
 250 =
 112500 + T
 600 < x
 400 =
 240000 + T
 4766250 ★ <

APPENDIX H

605		Appendix H		L	
5 4 < <		10. 1 & 3 (cont.)		•	
+ T		S. 100. H: 10		•	
★		Variations on 10% mailing		•	
450	=	5" Cylindrical service to			
1350	> T	44 walls			
325	=	H.R.K.			
438750	+ T	15%			
1800	< x	= H.R.K.			
225	=	10.3			
40500	+ T	2" D.			
1800	< x	1" D.			
250	=	10%			
450000	+ T	10.3			
4800	< x	= 10%			
300	=	5.0			
1440000	+ T	1" D.			
2400	< x	1" D.			
325	=	10.3			
780000	+ T	10.3			
4278750	< >	10.3			
55	< >	1" D.			
55	< >	H.R.K.			
600	< x	1" D.			
225	=	H.R.K.			
135000	+ T	1" D.			
450	< x	1" D.			
250	=	1" D.			
112500	+ T	1" D.			
600	< x	1" D.			
400	=	1" D.			
240000	+ T	1" D.			
4766250	★ <	1" D.			

Note: The answers to squarings and totals which are printed in bold type in the above example are printed in red on the actual tally slips.

Cost Research Panel

INDICES OF BUILDING COSTS BY TRADES : TWO-STOREY AND MULTI-STOREY HOUSING

The Cost Research Panel's indices of housing costs by trades rose by about two points during the first quarter of this year. The ½d. an hour cost of living increase in wages and increases in bricks, cement and plumbing material prices produced the increase.

The indices do not measure changes in tendering conditions (See the note published in the May issue at page 634.).

TWO-STOREY HOUSING (1954=100)

Year	Quarter	Substructure	Concreter	Bricklayer	Pavior & Roofer	Carpenter & Joiner	Steel & Ironworker	Plasterer	Plumber	Gas Fitter & Electrician	Lift Installation	Glassier & Painter	Total
1956	1	108	107	105	107	106	114	106	115	106	—	102	107.5
	2	110	109	107	108	108	115	109	114	107	—	107	109.0
	3	111	109	108	108	109	115	109	116	107	—	106	109.7
	4	111	109	107	110	109	116	108	115	107	—	107	109.6
1957	1	112	112	109	110	109	116	109	116	109	—	108	110.8
	2	112	113	109	111	110	117	109	117	109	—	108	111.0
	3	115	114	111	113	111	119	111	115	111	—	110	112.6
	4	114	114	111	113	110	121	116	116	115	—	111	111.9
1958	1	114	114	112	116	109	122	113	113	111	—	114	112.4
	2	114	114	113	116	108	122	114	113	107	—	114	112.4
	3	114	114	112	116	107	122	114	113	107	—	114	112.0
	4	114	114	112	116	106	123	113	114	108	—	114	111.7
1959	1	113	111	113	116	105	124	113	114	109	—	115	111.6
	2	113	111	113	117	106	124	113	114	108	—	115	111.5
	3	113	112	113	116	105	124	113	113	107	—	114	111.1
	4	111	110	111	114	104	123	111	113	106	—	113	110.2
1960	1	111	110	111	114	105	123	110	114	105	—	111	110.3
	2	113	110	112	115	108	123	112	116	106	—	113	112.1
	3	113	110	113	117	110	124	112	115	107	—	113	113.3
	4	113	110	115	118	111	124	112	114	108	—	113	114.0
1961	1	115	112	117	123	111	125	113	115	112	—	114	115.7

MULTI-STOREY HOUSING (1954=100)

Year	Quarter	Substructure	Concreter	Bricklayer	Pavior & Roofer	Carpenter & Joiner	Steel & Ironworker	Plasterer	Plumbing & Heating	Gas Fitter & Electrician	Lift Installation	Glassier & Painter	Total
1956	1	105	103	105	105	106	107	105	121	110	117	105	107.9
	2	107	108	107	109	108	111	107	118	110	118	108	109.6
	3	108	109	110	108	108	114	107	116	110	118	109	110.0
	4	108	109	108	109	108	114	107	115	110	120	108	109.9
1957	1	110	109	109	109	109	121	108	115	111	119	110	110.6
	2	110	111	110	111	110	122	109	115	113	120	111	111.2
	3	111	113	110	110	110	126	110	113	115	122	111	112.9
	4	113	115	110	111	110	127	110	110	113	122	113	114.2
1958	1	116	116	112	112	109	124	114	112	109	121	117	114.4
	2	117	116	112	113	108	124	114	111	103	120	117	114.2
	3	116	116	111	112	107	124	114	112	104	121	117	114.1
	4	116	115	112	111	105	124	114	113	104	122	116	113.9
1959	1	116	115	112	111	105	124	114	115	105	122	117	114.2
	2	116	115	112	111	105	124	114	114	105	122	118	113.4
	3	113	113	112	111	104	123	113	113	103	122	118	112.2
	4	113	113	111	110	104	123	111	113	101	122	116	111.1
1960	1	113	112	111	109	105	122	110	115	99	123	115	111.0
	2	114	113	112	110	107	122	112	116	100	124	117	112.1
	3	114	113	113	112	109	122	112	116	101	124	117	113.0
	4	114	113	113	111	109	121	112	114	102	124	117	112.8
1961	1	115	114	117	112	110	122	113	115	109	124	118	114.2

Notices

COMPUTERS

At the QS General Meeting on Wednesday, 18th October, 1961, a talk on "Computers—their use in working up" will be given by a representative of Elliott Brothers (London) Ltd., whose stand, No. 14, at the Computer Exhibition at Olympia (3-12 October, 10 a.m.-7.30 p.m.) will be manned by staff who can demonstrate how computers may be used to solve problems of working up.

QUANTITY SURVEYORS ANNUAL DINNER 1961

The Chartered Quantity Surveyors Annual Dinner will be held at Grosvenor House, Park Lane, W.1, at 7.00 for 7.30 p.m. on Tuesday, 21st November, 1961.

By the end of June all available tickets for the Dinner had been allocated to those corporate members who applied for tickets and it is regretted that no further applications can be accepted.

QS COMMITTEE

Revised Examination Structure and Syllabus for the Quantity Surveying Section

On 17th July, 1961, the Quantity Surveyors' Committee received the report of the Education and General Purposes Sub-Committee, on the subject of the revised structure and syllabus for the Quantity Surveying Section of the examinations. After full consideration, the report was accepted for submission to the Special Examinations Syllabus Committee and to the Council for final approval.

Information about the revised structure and syllabus will be circulated as soon as possible after the Council Meeting in October, 1961.

It is proposed that the Quantity Surveying Section of the Examination shall consist of an Intermediate, a Final Part I and a Final Part II Examination, to be taken after two, four and five years respectively.



PARLIAMENTARY AND LEGAL

Legal Notes

BY H. F. BIDDER (ASSOCIATE)

I. RECTIFICATION OF WRITTEN CONTRACT

When two parties have come to an agreement, and have expressed the agreement in the terms of a written contract, the court is very unwilling to go behind the terms of the document and alter it. If however, the court can be satisfied that the common intention of the parties differed in some way from the document as drawn up, the court may rectify the document so as to comply with the intention. Rectification may also be obtained if one party believed that a particular term was included in the written contract, and the other party knew this, and also knew that the term was not included. This last principle is thus stated in *Snell on Equity* (25th Edition, p. 569) :

"By what appears to be a species of equitable estoppel, if one party to a transaction knows that the instrument contains a mistake in his favour, but does nothing to correct it, he will be precluded from resisting rectification on the ground that the mistake is unilateral and not common."

This principle was applied in the case of *A. Roberts & Co. Ltd. v. Leicestershire County Council* ([1961] 2 W.L.R. 1000).

The plaintiff company were a firm of builders, and they tendered for the erection of a school for the county council. Their tender specified the time for the completion of the works as 18 months. The tender was accepted ; but the council's architect and his staff did not consider that the work could be completed in the specified time, and, in giving particulars to the clerk to the council for the preparation of the contract, the architect stated that the time for completion was to be 30 months. The document was prepared accordingly, sealed by the company, and returned. The difference from the completion period specified by them was not pointed out to them, and they did not discover it for themselves.

Before the execution of the contract by the council, a meeting took place between S, assistant to the architect, and representatives of the company. This was the meeting of 5th April referred to below, to which the judge attached considerable importance.

The work began, and after some months the directors of the company discovered the discrepancy, and asked that the date for completion in the contract should be altered so as

to accord with the period specified in their tender. This the council refused to do.

The company brought this action for rectification and damages, and the case now came before the court on the issue of rectification only.

Pennyquick, J., in his judgment said that the first ground for rectification put forward by the company was that it was the common intention of both parties that the period for completion should be 18 months ; but it was clear that the parties had never been at one on this point.

The company's second ground rested upon the principle that a party is entitled to rectification of a contract upon proof that he had believed a particular term to be included, while the other party knew that it was not, and also knew of his belief. "The exact basis of the principle appears to be in some doubt. If the principle is rested on estoppel, as suggested in the passage from *Snell on Equity*, it is not an essential ingredient of the right of action to establish any particular degree of obliquity to be attributed to the defendants. If, on the other hand, the principle is rested on fraud, obviously dishonesty must be established. In either case a party claiming rectification must prove his facts beyond reasonable doubt."

He held that the company believed that the 18 months completion period was included in the contract ; but he came to the conclusion that knowledge of this belief on the part of the council's officers could not be established at any time before the meeting on 5th April. What was the knowledge of S at the end of that meeting ? It was accepted by the council that knowledge of their officers should be treated as knowledge of the council. What were the facts ?

S knew that 18 months was the period specified in the company's tender. He was an experienced architect, and he must have appreciated that the price under the tender was related to the period for completion, and that, if the period contemplated for the work had been longer, the price would have been higher. At that meeting he had seen the progress schedules prepared by the company ; they were based on a period of 18 months for completion. "In my judgment the facts raise beyond reasonable doubt the inference that S did know at latest by the end of the meeting that the company believed the period for completion under the contract to be 18 months. The present issue appears to me to depend on

the state of the knowledge of S, and I do not feel myself concerned either to criticize or excuse him." He ordered the rectification of the contract.

II. TOWN AND COUNTRY PLANNING ACTS

Meaning of "aggrieved person"

A company whose business was the excavation and processing of chalk applied to the local authority for permission to use land that they owned and occupied, for these purposes. The local authority exercised powers delegated by the local planning authority. They refused the application, and the company appealed to the Minister of Housing and Local Government under section 16 of the Town and Country Planning Act, 1947.

By the combined effect of sections 15 and 16, both the applicant and the authority are given the right to "appear before and be heard by a person appointed by the Minister for the purpose" (section 15 (2), proviso). The Minister accordingly appointed an inspector to hold a local inquiry.

The inquiry was held, and a considerable amount of evidence was called by persons opposing the grant of permission. Among these were four local landowners, whose evidence was directed to showing that their lands, adjoining the company's land, would be injured by the deposit of quantities of chalk dust coming from the works. The inspector recommended that the appeal should be dismissed, principally on the ground that this deposit would be detrimental to the lands in question.

The Minister did not accept the recommendation, and allowed the appeal. In giving his reasons, as required by the Tribunals and Inquiries Act, 1958, he indicated that he relied on advice and information subsequently given him by the Minister of Agriculture.

Section 31 (1) of the Town and Country Planning Act, 1959, provides that

"If any person . . . (b) is aggrieved by any action on the part of the Minister to which this section applies, and desires to question the validity of that action on the grounds that it is not within the powers of [the Town and Country Planning Acts] or that any of the relevant requirements have not been complied with, he may . . . make an application to the High Court under this section."

Subsection (4) applies the section to a decision of the Minister on an appeal of the present character, and the four landowners now applied for an order quashing the Minister's action in allowing the appeal, on the ground that he had disregarded the evidence given at the inquiry, and the inspector's recommendation, and had consulted the Minister of Agriculture without giving them an opportunity to comment on that Minister's representations of fact or opinion; and that the Minister's action was on this account outside his Planning Act powers.

It was agreed that, before the merits of the application were heard, the judge should decide as a preliminary issue whether the applicants were "persons aggrieved" within the meaning of section 31 of the Act of 1959, and this issue now came before the court (*Buxton and others v. Minister of Housing and Local Government* [1960] 3 All E.R. 408).

Salmon, J., in his judgment said that the case raised the perennial question as to what the legislature meant when it used the words "aggrieved person." Superficially there was much to be said for the view that the applicants were

aggrieved by the Minister's action. Thus one of the applicants had a large estate adjoining the company's land. He had spent considerable sums in the interests of landscape gardening and ornithology, and he had a herd of pedigree pigs and some breeding mares, very close indeed to the site from which the chalk was to be won. "I can well understand his annoyance at the Minister's decision to reject recommendations which the Minister's inspector has made after a thorough inspection of the site, and the careful investigation of a considerable body of evidence. If I could approach this problem free from authority, without regard to the scheme of the town and country planning legislation and its historical background, the arguments of the applicants on the preliminary point would be most persuasive, if not convincing.

"Before the town and country legislation, any landowner was free to develop his land as he liked, provided he did not infringe the common law. No adjoining owner had any right which he could enforce in the courts in respect of such development unless he could show that it constituted a nuisance, or trespass, or the like. The scheme of the town and country planning legislation is to restrict development for the benefit of the public at large, and not to confer new rights on any individual member of the public."

Had the local planning authority granted permission for this development, there could have been no appeal to the Minister by the applicants. It would be strange if they had a right of appeal when the Minister granted permission.

Salmon, J. continued: "I doubt whether the present applicants had any legal right to appear at the inquiry. Sections 15 and 16 of the Act of 1947 provide that the Minister shall afford the applicant for planning permission and the local planning authority an opportunity of appearing before, and being heard by, the inspector . . . The Act makes no provision for individual members of the public being heard. No doubt it was the practice of inspectors appointed under sections 15 and 16 very sensibly to hear any member of the public who desired to be heard." Where the application for planning permission was by a non-owner, he thought that an owner who had made a representation under section 37 of the Act of 1959 was a person to whom section 31 of that Act applied, so as to enable him to proceed in the High Court.

The Minister's action which these applicants sought to challenge infringed none of their common law rights: nor had they any legal rights under the statutes. It had long been generally accepted that "person aggrieved" in a statute connoted someone whose legal rights had been infringed (*per James, L.J. in Re Sidebotham* (1880) 14 Ch. D. 458).

Salmon, J. concluded: "Apart from authority and the scheme of the town and country planning legislation, there is much to be said for the view that in ordinary parlance the applicant whose amenities may be spoilt and the value of whose land may be diminished by the proposed development are persons aggrieved by the Minister's decision. I, however, must apply the principle to which I have referred, and I must have regard to the general scheme of the legislation. The relevant statutes confer no right on the applicants as individuals. Accordingly, none of their legal rights has been infringed, and no legal obligation has been imposed on them by the Minister's action. I have, accordingly, come to the conclusion that I must decide this preliminary point against the applicants."

Parliament

NEW ACTS OF PARLIAMENT

The following Bills received Royal Assent on 3rd August, 1961 :

Trustee Investments.

Highways (Miscellaneous) Provisions.

Public Health.

The following Bills received Royal Assent on 27th July, 1961 :

Rating and Valuation.

Mock Auctions.

Land Drainage.

Covent Garden Market.

Rivers (Prevention of Pollution).

Crown Estate.

Trusts (Scotland).

Crofters (Scotland).

Explanatory notes and articles on the above new Acts of Parliament will be published in forthcoming issues of *The Chartered Surveyor*.

The Housing Bill is likely to receive Royal Assent soon after Parliament re-assembles on 24th October.

The Weights and Measures Bill failed to complete its passage through Parliament and has now been replaced by a Weights and Measures (No. 2) Bill which incorporates the amendments made to the original Bill during the session.

LAND COMPENSATION ACT, 1961

The Land Compensation Act, 1961, received the Royal Assent on 22nd June, and came into operation on 1st August, 1961.

The Act repeals and re-enacts in consolidated form the provisions of the Acquisition of Land (Assessment of Compensation) Act, 1919, and certain subsequent enactments relating to the assessment of compensation in respect of compulsory acquisition of interests in land ; to the withdrawal of notices to treat ; and to the payment of additional compensation and allowances in connection with such acquisitions or with certain purchases by agreement of interests in land. Some improvements and minor corrections have been made to facilitate the consolidation.

Section 40 of the Act secures continuity by providing that any enactment or documents referring to an enactment repealed by this Act shall be construed as referring to the corresponding enactment of this Act. The existing Regulations issued under the consolidated Acts and the forms prescribed will be brought up to date as and when the opportunity arises.

Tables of Comparison are being prepared by the Ministry and will be published shortly showing where in the Act of 1961 each of the existing provisions is to be found reproduced and also the source from which each of the new provisions has been taken.

Statutory Instruments

Northern Ireland

Schemes for the Erection of Houses (for Letting) by Private Persons (S.R. & O. (N.I.) 1961, No. 108, 3d. net). These Regulations amend the Regulations which lay down the conditions under which grant is paid, and the standards which must be observed, when houses are built by private persons for letting.

One new condition is imposed—that a house must be fully serviced. Amendments to the standards are made (a) to lay down the degree of fire resistance which must be provided when garages are built as part of a house ; and, (b) to remove restrictions no longer necessary.

Provision is also made to cancel a certificate issued by a local authority if it is not taken up within two years of the date of issue.

Grants in respect of private houses and houses for letting (S.R. & O. (N.I.) 1961, No. 51, 3d. net). The object of this Order is to provide for the rates of grant (and of Exchequer payments towards the grants) for houses provided by private persons for letting and owner-occupation, which are completed during the year 1961.

Schemes for the Erection of Houses for Owner Occupation (S.R. & O. (N.I.) 1961, No. 107, 3d. net). These Regulations amend the Regulations which lay down the conditions under which grant is paid, and the standards which must be observed, when houses are built by private persons for owner occupation. One new condition is imposed—that a house must be fully serviced. Amendments to the standards are made (a) to lay down the degree of fire resistance which must be provided when garages are built as part of a house ; and, (b) to remove restrictions no longer necessary.

Provision is also made to cancel a certificate issued by a local authority if it is not taken up within two years of the date of issue.

Scotland

The Caravan Sites (Exemption from Licensing) (Scotland) Order, 1961 (S.I. 1961, No. 976, 3d. net) extends the scope of the exemption from site licensing contained in paragraph 3 of the First Schedule to the Caravan Sites and Control of Development Act, 1960, in the counties of Argyll, Caithness, Inverness, Orkney, Ross and Cromarty, Sutherland and Zetland.

The Act of Sederunt (Caravan Sites Appeals) 1961 (S.I. 1961, No. 1018, 2d. net). This Act of Sederunt regulates the procedure

on appeals to the Sheriff by persons aggrieved by conditions attached by local authorities to licences for caravan sites issued in terms of the Caravan Sites and Control of Development Act, 1960.

England and Wales

The Street Playgrounds Orders (Procedure) (England and Wales) Regulations, 1961 (S.I. 1961, No. 1242, 3d. net) re-enact with amendments the Street Playgrounds Orders (Procedure) Regulations, 1955, which prescribe the procedure to be followed in connection with the submission and confirmation of Orders made under section 49 of the Road Traffic Act, 1960, prohibiting or restricting traffic on roads to be used as playgrounds.

The main differences between these Regulations and the earlier Regulations are that notices in connection with the submission and confirmation of Orders are only required to be published once in a local newspaper instead of twice, but are required to be published in the London Gazette.

The Building Society (Amendment Rules), 1961 (S.I. 1961, No. 1237, 2d. net) amend Part 2 of the Schedule to the Building Society Rules, 1959, so as to prescribe the particulars relating to certain kinds of additional security not otherwise mentioned in that Part which must be set out in the notice given by a building society to a prospective borrower under section 7 of the Building Societies Act, 1939, where such additional security is to be taken by the society.

The Ploughing Grants Scheme, 1961 (S.I. 1961, No. 965, 3d. net). This scheme, which is the eleventh scheme to be made under the Agriculture (Ploughing Grants) Act, 1952, provides for the making of grants by the Minister of Agriculture, Fisheries and Food at two different rates in respect of land ploughed up from grass, where after ploughing the operations described in the scheme are carried out.

Except for the advancing by one year of all qualifying dates, other than the date (1st June, 1946) since when land must have been down to grass in order to attract the higher rate of grant, the terms of the scheme are in all material respects identical with the corresponding scheme made last year (the Ploughing Grants Scheme, 1960 (S.I. 1960, No. 924)). A corresponding scheme has been made for Scotland (S.I. 1960, No. 966).

Law Cases

This section is intended only as a clue to the Reported Cases

COURT OF APPEAL
(Ormerod, Willmer and Danckwerts, L.J.J.)
AYLING v. WADE

[14th April, 1961]

Landlord and Tenant—Sublease—Repairs, covenant for—Covenant to observe covenants in head lease—Repairing covenant in head lease—Whether covenant merely of indemnity—Whether covenant imposes duty to repair—“Observe”—Meaning—“Window”—Meaning.

By a clause in an underlease the landlord covenanted with the tenant “to pay the rent reserved by and to observe the covenants contained in the lease, under which the landlord holds the demised premises, and to keep the tenant indemnified against the same . . .” By the terms of the head lease under which the landlord held the demised premises, he was required to keep the premises in good and substantial repair.

The plaintiff was the tenant and the defendant the landlord under the underlease of a restaurant, which was part of the premises held by the landlord under the head lease. The tenant covenanted with the landlord to keep the interior of the premises, including all windows, in good and substantial repair. There was no express covenant with regard to exterior repairs.

The glass in the skylight in the flat roof on top of the restaurant had been broken and ineffectively repaired by the landlord. As a result rainwater poured into the restaurant and the tenant was compelled to close it temporarily, during which time the tenant suffered loss of profits amounting to £38 19s. On a claim by the tenant to recover this sum as damages for breach of covenant :—

Held : that the covenant by the landlord to observe the covenants contained in the head lease was not merely a covenant to indemnify the tenant in the event of the superior lessor taking proceedings for forfeiture, but was also a covenant requiring the landlord to perform the repairing obligations imposed on him by the head lease ; therefore, the tenant's claim succeeded.

In re Poole and Clarke's Contract [1904] 2 Ch. 173 ; 20 T.L.R. 604, C.A. ; *Harris v. Boots Cash Chemists (Southern) Ltd.* [1904] 2 Ch. 376 ; 20 T.L.R. 623 ; and *Reckitt v. Cody* [1920] 2 Ch. 452 distinguished.

Per curiam. “Observe” means to comply with an obligation and has a positive as well as a negative meaning.

Quaere. Whether a “window” includes a skylight. ([1961] 2 W.L.R. 873.)

QUEEN'S BENCH DIVISION
(His Honour Sir Brett Cloutman, VC, QC)
LLOYDS BANK LTD. v. LAKE

[24th, 25th, 28th, 29th November, and 5th December, 1960]
Landlord and Tenant—Sublease—Repairs, covenant for—Sublease and head lease terminating at same time—Allegations of breaches of both—Settlement between head-lessor and sub-lessor—Fees incurred in connection with settlement and claim—Sub-lessor's claims against sub-lessee for (i) breach of which head-lessor responsible, and (ii) for damage from woodworm infestation—Allegation that sub-lessor's reversionary interest without value—Sub-lessee unaware of head lease—Assessment of damages.

A lessor leased a seventeenth-century cottage and premises, the lessee covenanting to keep the interior in good and

tenantable repair, while the lessor covenanted to maintain the roof, outside walls and boundary walls. The lessee sub-let the premises to the sub-lessee, the defendant, who undertook to repair and maintain the premises and boundary walls and to deliver up the premises in good and tenantable repair. As provided by the head-lease and the sub-lease, both leases terminated on the death of the lessee, which occurred in 1957. The lessor having died, his executors served a schedule of dilapidations on the lessee's executors, the plaintiffs, for breaches of repairing covenants in the head-lease, claiming £1,000. The schedule included items for external and roof repairs for which the lessee was not liable ; it also included treatment and repairs for woodworm. That claim was settled for £715. The plaintiffs served their own schedule of dilapidations on the defendant in respect of breaches of his repairing covenants with estimates amounting to £1,397 13s. (£907 13s. for cost of repairs and decorating work including exterior and roof repairs ; £430 for treatment for woodworm, also including work to the roof and exterior ; and £60 for work to the garden). The plaintiffs brought an action against the defendant claiming damages for breaches of repairing covenants but limiting their claim for dilapidations to the £715 which they had agreed to pay to the lessor's executors. The plaintiffs also claimed by way of damages, solicitors' and surveyors' fees which they had incurred in settling the lessor's claim against them and in preparing the schedule of dilapidations and claim against the defendant. The official referee found as a fact that a fair and reasonable estimate of the damage caused to the plaintiffs by the defendant's breaches of his repairing covenants was £715. On the plaintiffs' claim :—

Held : (1) that as the lessor had covenanted to repair the roof, exterior and boundary walls, the plaintiffs could not include those items as part of the damage suffered from the breaches of the defendant's covenants, but they could include the cost of disinfection from woodworm because although some woodworm was to be expected in an old cottage, it was so serious that constructional work was necessary (*i.e.*, the removal and replacement of floorboards) to make the premises acceptable to a future tenant.

Proudfoot v. Hart (1890) 25 Q.B.D. 42 ; 6 T.L.R. 305, C.A. considered.

(2) That although the plaintiffs' reversionary interest in the property was momentary and notional since the plaintiffs' lease determined at the same time as the defendant's lease, that did not prevent the reversionary interest from being valued.

Espir v. Basil Street Hotel Ltd. [1936] 3 All E.R. 91, C.A. distinguished.

Jacquin v. Holland [1960] 1 W.L.R. 258 ; [1960] 1 All E.R. 402, C.A. considered.

(3) That on the facts the defendant did not have notice that his lease was an underlease and in the circumstances the damages for breach of repairing covenants in the defendant's sub-lease had to be assessed independently from those in the head-lease ; quite apart from the agreement regarding the breaches in the head-lease, a fair and reasonable estimate of the damage to the plaintiffs' reversion was £715 which the plaintiffs were therefore entitled to recover.

Ebbets v. Conquest [1895] 2 Ch. 377 ; 11 T.L.R. 454, C.A. applied.

(4) That the plaintiffs could not recover from the defendant the solicitors' costs and surveyors' fees which they had incurred in settling the lessor's executors' claim against them because the defendant had no notice of the head-lease and therefore that part of the plaintiffs' loss did not flow naturally from the defendant's breach.

Clare v. Dobson [1911] 1 K.B. 35; 27 T.L.R. 22 and *Hadley v. Baxendale* (1854) 9 Ex. 341 *applied*.

(5) That the plaintiffs, in the absence of any express provision in the sub-lease could not recover from the defendant the solicitors' costs and surveyors' fees which they incurred in respect of their claim against the defendant.

Maud v. Sandars (1943) 60 T.L.R. 81; [1943] 2 All E.R. 783 *applied*. ([1961] 1 W.L.R. 884.)

QUEEN'S BENCH DIVISION
(Stevenson, J.)

STOCK v. WANSTEAD AND WOODFORD BOROUGH COUNCIL AND ANOTHER

[20th April, 1961]

Land Charge—Certificate of search—Conclusive against "person interested"—Meaning of "person interested"—Inaccurate certificate issued by town clerk—Compensation notice not recorded on certificate—Purchase of land completed—Subsequent claim by Minister of Housing for compensation—Payment by purchaser—Claim by purchaser against local authority—Whether Minister "person interested"—Whether certificate conclusive against Minister—Land Charges Act, 1925 (15 and 16 Geo. 5, c. 22), s. 17 (3)—Town Planning—Development charge—Non-payment—Whether defeating right to develop land—Town and Country Planning Act, 1954 (2 and 3, Eliz. 2, c. 72), ss. 28, 29 (1), 46.

The plaintiff was negotiating for the purchase of certain land which he intended to develop by building houses thereon. In September, 1957, pursuant to section 17 (1) of the Land Charges Act, 1925, he lodged with the local borough council a requisition for an official search of the register of local land charges. The town clerk, as the proper officer, issued an official certificate of search which, in Part 3 (c), relating to planning charges registrable under the Town and Country Planning Acts, 1947 to 1954, recorded the word "nil." In fact, in September, 1956, there had been registered under Part 3 (c) of the register a notice, under section 28 (and section 46) of the Town and Country Planning Act, 1954, that compensation had become payable in respect of the land. The plaintiff, in reliance on the certificate and in ignorance of the compensation notice, purchased the land and subsequently obtained outline planning consent for the development he proposed to carry out. In March, 1958, the Ministry of Housing and Local Government claimed payment of £1,612 under section 29 (1) of the Act of 1954, and the plaintiff paid that sum.

In an action by the plaintiff against the council and the town clerk alleging that the sum so paid represented loss resulting from their negligence and/or breach of statutory duty in issuing an inaccurate certificate of search and claiming, *inter alia*, damages:—

Held: that the registration of the compensation notice placed the Minister within the class of "persons interested under or in respect of matters or documents whereof entries are required or allowed to be registered" in section 17 (3)

of the Land Charges Act, 1925, and that, by virtue of that subsection, the certificate was conclusive in favour of the plaintiff, so that he was absolved from any liability to meet the demand made by the Minister, and his right to develop the land could not have been defeated by non-payment of the sum claimed; accordingly, the plaintiff was not entitled to recover anything from the council. ([1961] 2 W.L.R. 868.)

CHICHESTER CONSISTORY COURT
(Chancellor Buckle)

Re ST. PETER THE GREAT, CHICHESTER

[20th March, and 13th April, 1961]

Burial—Burial ground—Disused—"Buildings upon any disused burial ground"—Electricity sub-station—"Structure" but not building—Disused Burial Grounds Act, 1884 (47 and 48 Vict. c. 72), s. 3—Open Spaces Act, 1887 (50 and 51 Vict. c. 32), s. 4.

In order to maintain the supply of electricity in part of the city of C the electricity board found it necessary to erect a new sub-station. The most convenient site was in a churchyard which was a disused burial ground. The proposed sub-station would consist of a low voltage feeder pillar, being a rectangular-shaped "cupboard" with doors and standing 4 feet 3 inches high; a transformer constructed mainly of tubes and standing 6 feet 4 inches high; and high voltage switchgear. The site in the churchyard which this equipment would occupy measured approximately 20 feet by 13 feet. The equipment would be fixed to concrete rafts and the ground would be excavated to a depth of 2 feet; and cables would be laid from the site to the roadway at a depth no greater than 2 feet and on a line avoiding any graves. If this equipment constituted a building or buildings its erection would be prohibited by the Disused Burial Grounds Act, 1884, section 3. The vicar and churchwardens petitioned for a faculty to authorise the use of the churchyard for the sub-station:—

Held: the faculty would be granted since—

(i) there was jurisdiction to grant a faculty in such a case, unless the proposed erection was forbidden by section 3 of the Disused Burial Grounds Act, 1884, and, the court being satisfied that the erection of the sub-station would benefit the parish and the public generally and was not inconsistent with the effects of consecration, the jurisdiction to grant a faculty would be exercised if the erection were not prohibited by section 3.

Observations of Dr. Tristram in *Re St. Nicholas Cole Abbey, Re St. Benet Fink, Churchyard* ([1893] P. at p. 65), of the Dean of the Arches in *Re St. Mark's Church, Lincoln* ([1956] 2 All E.R. at p. 581), and of Chancellor Ellison in *Re St. Swithin's Parish, Norwich* ([1959] 3 All E.R. at p. 303) *applied*.

(ii) although the equipment in the present case constituted a structure, it did not, taken either singly or together, constitute a building or buildings for the purpose of section 3 of the Act of 1884, and the erection of the proposed sub-station was not, therefore, prohibited by that Act.

Re St. Nicholas Acons (Rector and Churchwardens) v. London County Council ([1928] All E.R. Rep. 240) and *Re St. Mark's Church, Lincoln* ([1956] 2 All E.R. 579) distinguished. ([1961] 2 All E.R. 513.)

QUEEN'S BENCH DIVISION
(Salmon, J.)
EDWICK v. SUNBURY-ON-THAMES URBAN
DISTRICT COUNCIL AND ANOTHER
[26th June, 1961]

Town and Country Planning—Permission for development—Notification of decision by local planning authority—Notice of refusal not given within time laid down in General Development Order—Mandatory requirement—Notice void—Enforcement notice given before application for development permission also invalidated—Town and Country Planning Act, 1947 (10 & 11 Geo. 6 c. 51), s. 23 (3)—Town and Country Planning General Development Order, 1950 (S.I. 1950 No. 728), art. 5 (8).

Prior to 16th August, 1957, the plaintiff had been using land which he owned for the display and sale of motor cars without planning permission. On that date the local planning authority served an enforcement notice on the plaintiff requiring him to discontinue the user. On 10th September, 1957, the plaintiff applied for permission to continue the use of the land for the display and sale of motor cars and, accordingly, under section 23 (3) (a) of the Town and Country Planning Act, 1947, the enforcement notice became ineffective until the final determination of the application. The local planning authority took no steps regarding the plaintiff's application until, more than two years later, by notice dated 7th January, 1960, they purported to refuse the application. The plaintiff claimed that the notice of 7th January was void as it was not given within the period allowed by article 5 (8) of the Town and Country Planning General Development Order, 1950, and that, accordingly, the enforcement notice was of no effect.

Held : the words of article 5 (8) of the General Development Order of 1950 were mandatory, not merely directory, and as the local planning authority had failed to notify the plaintiff of their decision within the period allowed by article 5 (8), the notice of refusal dated 7th January, 1960, was void and, therefore, the enforcement notice was no longer valid. ([1961] 3 All E.R. 10).

CHANCERY DIVISION
(Pennycuick, J.)
BARCLAYS BANK, LTD. v. KILEY AND ANOTHER
[3rd, 4th and 10th May, 1961]

Mortgage—Demand—Service—Death of mortgagor—Letter demanding repayment in accordance with instrument of charge addressed by mortgagee to mortgagor six months after his death—Whether demand validly made—Whether receiver's acts established relationship of landlord and tenant between mortgagee and occupiers—Possession—Parties—Personal representatives of deceased mortgagor not necessary parties if not prejudiced by order.

By an instrument of charge dated 2nd December, 1948, L charged certain property with payment to a bank of all moneys from time to time owing by him to the bank as principal or surety. The instrument of charge provided that " (1) A demand for payment or any other demand under this security may be made by any manager or officer of the bank by letter sent by post addressed to me at my address as given in this security or at my last known place of business or abode and every demand so made shall be deemed to have been made on the day such letter was posted. (2) . . . the power of leasing or agreeing to let . . . conferred by section 99 and

section 100 of [the Law of Property Act, 1925] shall not be exercised without the previous consent in writing of the bank," and " (2) In this charge where the context so requires or admits references to me shall include my executors or administrators and assigns and successors in title and references to the bank shall include their assigns." In May, 1951, L granted a sub-tenancy without the consent of the bank. L died in August, 1959; no representation to his estate was taken out and it was not known whether he left a will. In November, 1959, a further tenancy of part of the property was granted without the bank's consent. On 23rd February, 1960, the bank wrote a letter addressed to L demanding payment forthwith of the full amount of his liability under the instrument of charge. On 11th March, 1960, the bank purported to appoint a receiver of the rents of the property comprised in the instrument of charge and the receiver instructed the " tenants " not to pay rent to any one but him; he did not, however, accept rent tendered, intimating that he could not acknowledge the tenancy. Subsequently, the cost of repairs to gutters was agreed by the receiver to be paid for out of " rent " that one of the " tenants " was holding; and the " tenants " paid the rates and taxes. No demand for rent was made by the bank. The bank claimed possession of the property. It was admitted that if the letter of 23rd February, 1960, were a good demand under the instrument of charge the receiver could not have been the agent of the bank so that acts of his could not have created the relationship of landlord and tenant between the bank and the " tenants. "

Held : (i) the proceedings were properly constituted without personal representatives of the mortgagor having been appointed and made parties, for the order for possession could not prejudice the mortgagor's estate.

Alliance Building Society v. Shave ([1952] 1 All E.R. 1033) followed.

(ii) on the true construction of clause 1 of the instrument of charge there was nothing to restrict its operation to the lifetime of L and the demand for payment by letter addressed to him was a valid demand after his death whether or not representatives of his estate had been constituted.

(iii) accordingly there would be an order for possession which would be for possession to be given twenty-eight days after service of the order.

Per curiam : if, however, the letter of 23rd February, 1960, did not constitute a good demand, with the consequence that the receiver had not been validly appointed and that he acted as agent of the bank, the relationship of landlord and tenant had not been constituted on the facts, and in particular such encouragement as had been given to one of the tenants to do repairs to the gutter was insufficient to establish the existence of that relationship.

Doe d. Parry v. Hughes (1847), 11 Jur. 698) considered. ([1961] 2 All E.R. 849).

CHANCERY DIVISION
(Pennycuick, J.)
In re ROYAL VICTORIA PAVILION, RAMSGATE.
WHELAN v. F.T.S. (GREAT BRITAIN) LTD.
[19th and 29th June, 1961]

Restrictive Covenant—Land, whether binding—Covenant " to procure " non-user—No express provision that covenant not made by vendor on behalf of successors and assigns—Whether personally binding on assignee of vendor—Whether " contrary intention " expressed—Law of Property Act, 1925 (15 & 16 Geo. 5, c. 20), s. 79 (1).

By a conveyance dated 7th July, 1952, vendors, the lessees of a seaside pavilion with an unexpired term of seventeen years due to expire on 25th March, 1969, conveyed to the defendant company two freehold properties in the town in which the businesses of theatres and cinemas were carried on and assigned to the company two leasehold properties also in the town, in which the business of a theatre, a cinema and a licensed hotel were carried on, together with the goodwill of all the businesses. By clause 4 of the conveyance the defendants entered into a covenant for themselves and their successors and assigns and by clause 6 the vendors entered into a purely personal covenant. By clause 5 the vendors covenanted with the purchasers that they would procure that until 25th March, 1969, the pavilion would not be open to the public between 30th September in each year and the succeeding Whit-Saturday (both days inclusive) except for entertainment by living actors for one performance each month, save with the purchasers' written consent, or be used at any other time for public entertainment by any other medium than living actors. The restriction was registered as a class D (ii) land charge.

An assignee of the vendors sought a declaration that the covenant in clause 5 was not binding on him or any other leaseholder of the pavilion, alternatively, a declaration whether and by whom the covenant was enforceable, and that the entry in the register might be cancelled, and the defendants relied, *inter alia* on section 79 of the Law of Property Act, 1925 :—

Held : (1) that the word "procure," which could be paraphrased as "see to it," was appropriate to denote a personal obligation to ensure, and a covenant so expressed was naturally to be regarded as of a personal character and was inappropriate where successors in title were intended to be bound ; and that, having regard to its context and to the length of the term, the covenant in clause 5 was a personal covenant by the vendors.

(2) That the covenant in clause 5 was not deemed to be made by the covenantor on behalf of himself and his successors in title under section 79 (1) of the Law of Property Act, 1925, for, although it contained no express provision to the effect that it was not made on behalf of successors in title, there was sufficient indication in the wording and context of the instrument, to satisfy the requirement of the exception "unless a contrary intention is expressed." The vendors assignee was, therefore, entitled to a declaration that the covenant was not binding on him or any other leaseholder of the pavilion and the entry in the register should be cancelled.

Broomfield v. Williams [1897] 1 Ch. 602 ; 13 T.L.R. 278, C.A. ; *Gregg v. Richards* [1926] Ch. 521, C.A. applied.

Held : further, that the covenant had been taken for the protection of the properties comprised in the conveyance viewed as land and not for the protection of the purchasers' businesses and would have been capable of running with the land.

Newton Abbot Co-operative Society, Ltd. v. Williamson & Treadgold Ltd. [1952] Ch. 286 ; [1952] 1 T.L.R. 283 ; [1952] 1 All E.R. 279 followed ; ([1961] 3 W.L.R. 491.)

COURT OF APPEAL

(Holroyd Pearce, Willmer and Pearson, L.J.J.)

MORRISON ROSE & PARTNERS (a firm) v. HILLMAN

[6th and 7th June, 1961]

Res Judicata—Estoppel arising after the issue of the writ—Plaintiffs seeking to rely on estoppel—Amendment of reply—Architects' actions for fees for work on project subsequently abandoned—Defence that remuneration for abandoned projects excluded by agreement rejected—Second action in respect of another abandoned project—Same defence—Writ in second action issued before decision in first action—Whether defendant estopped in second action from raising at the trial the same defence as in the first action.

The plaintiffs, a firm of architects, were employed under an oral agreement with the defendant, a property developer, to do architectural work for his development schemes. In an action by the plaintiffs claiming fees for work done on schemes for a particular site, which schemes had been subsequently abandoned, the defendant pleaded, among other defences, that it was agreed that the plaintiffs should not be paid for work done on any scheme which was subsequently abandoned. While this action was pending the plaintiffs issued a writ in a second action claiming fees in respect of another abandoned scheme, and the defendant entered a defence similar to that in the first action. Both actions were heard before the same official referee. In the first action the official referee found that the plaintiffs were entitled to charge fees in respect of abandoned schemes and gave judgment for the plaintiffs. Thereupon, the plaintiffs amended their reply (with leave) in the second action by adding a plea of *res judicata viz.*, that the defendant was estopped by reason of the decision in the first action from raising the issue whether the plaintiffs were entitled by agreement to charge fees. On appeal from a decision upholding the estoppel,

Held : the estoppel would be upheld because—

(i) a judgment in an action could constitute an estoppel *per rem judicatam* in a subsequent action, although the judgment in the first action was given after the issue of the writ in the second action.

Re Defries, Norton (or Nordon) v. Levy ((1883), 48 L.T. 703) and *Bell v. Holmes* ([1956] 3 All E.R. 449) approved.

The Delta ((1876), 1 P.D. 393) distinguished.

(ii) although a party might be taken to have waived an estoppel if he had not pleaded it, there was no waiver unless he had opportunity to plead it ; R.S.C., Order 24, did not by implication prevent the plaintiffs from pleading an estoppel that arose after the issue of their writ, and the plaintiffs had been entitled to plead the estoppel by amending their reply.

Dictum of HOLT, C. J., in *Trevivian v. Lawrence* ((1704), 2 Ld. Raym. at p. 1051) applied.

Appeal dismissed. ([1961] 2 All E.R. 891.)

The Editor welcomes articles, letters and other contributions for publication in *The Chartered Surveyor*.

DATES OF COUNCIL, COMMITTEE, GENERAL AND OTHER MEETINGS, INCLUDING THOSE OF THE JUNIOR ORGANISATION

Session 1961-1962

1961
Tuesday, 4th July to Saturday, 8th July } Annual Conference 1961 : Leicester

SEPTEMBER :
Tuesday, 5th Junior Organisation Quantity Surveyors' Committee
Wednesday, 20th Benevolent Fund
Thursday, 21st Junior Organisation General Meeting
Monday, 25th Elections and Examinations
Tuesday, 26th Professional Practice
Friday, 29th Mining Surveyors

OCTOBER :
Monday, 2nd Agriculture and Forestry Council
Tuesday, 3rd General Purposes
Wednesday, 4th Council Selection
Thursday, 5th Junior Organisation Committee
Friday, 6th Internal Services
Tuesday, 10th Public Relations
Thursday, 12th Land Surveyors
Land Surveyors' General Meeting
Monday, 16th General Practice
Wednesday, 18th Quantity Surveyors
Quantity Surveyors' General Meeting
Thursday, 19th Junior Organisation General Meeting
Monday, 23rd Finance
Tuesday, 24th Educational Policy
Thursday, 26th Junior Organisation Quantity Surveyors' Committee and General Meeting
Monday, 30th Examinations (1962) Scrutiny Board

NOVEMBER :
Thursday, 2nd Public Officers
Monday, 6th Elections and Examinations
Friday, 10th Junior Organisation Annual Conference and Dinner
Monday, 13th Agriculture and Forestry Benevolent Fund Annual General Meeting
Council Ordinary General Meeting (Presidential Address)
Tuesday, 14th Professional Practice
Thursday, 16th Land Surveyors
Land Surveyors' General Meeting
Monday, 20th Finance
Tuesday, 21st Quantity Surveyors' Officers and Branch Conference
Quantity Surveyors' Annual Dinner
Wednesday, 22nd Quantity Surveyors
Thursday, 23rd Parliamentary Junior Organisation Quantity Surveyors' General Meeting

Monday, 27th Elections and Examinations
Tuesday, 28th Educational Policy
Wednesday, 29th General Practice

DECEMBER :
Friday, 1st Mining Surveyors
Saturday, 2nd Mining Surveyors' General Meeting
Monday, 4th Agriculture and Forestry Council
Ordinary General Meeting
Tuesday, 5th General Purposes
Wednesday, 6th Benevolent Fund
Junior Organisation Quantity Surveyors' Committee
Thursday, 7th Junior Organisation Committee and General Meeting

1961
DECEMBER (continued)
Wednesday, 13th Quantity Surveyors
Junior Organisation Quantity Surveyors' Christmas Dinner
Thursday, 14th Land Surveyors
Land Surveyors' General Meeting
Tuesday, 19th Public Relations
Monday, 25th CHRISTMAS DAY
Tuesday, 26th BOXING DAY

1962
JANUARY :
Monday, 1st Finance
Wednesday, 3rd Junior Organisation Quantity Surveyors' Committee
Thursday, 4th Junior Organisation Committee and General Meeting
Monday, 8th Council
Ordinary General Meeting
Tuesday, 9th Conference of Agricultural Arbitrators
Professional Practice
Wednesday, 10th Educational Policy
Thursday, 11th Land Surveyors
Wednesday, 17th Quantity Surveyors
Thursday, 18th Parliamentary
Friday, 19th Finance
Monday, 22nd General Practice
General Practice General Meeting
Wednesday, 24th } Receptions of New Members
Thursday, 25th
Friday, 26th
Monday, 29th Elections and Examinations

FEBRUARY :
Friday, 2nd Mining Surveyors
Monday, 5th Agriculture and Forestry Council
Ordinary General Meeting
Tuesday, 6th General Purposes
Standing Committees
Junior Organisation Quantity Surveyors' Committee and General Meeting
Thursday, 8th Public Officers
Tuesday, 13th Council Selection
Wednesday, 14th Quantity Surveyors
Thursday, 15th Junior Organisation Committee and General Meeting
Monday, 19th Finance
Thursday, 22nd Land Surveyors
Monday, 26th Elections and Examinations
Tuesday, 27th Educational Policy
Professional Practice

MARCH :
Monday, 5th Agriculture and Forestry Council
Ordinary General Meeting
Tuesday, 6th Branch Conference
Annual Dinner
Wednesday, 7th Benevolent Fund
Thursday, 8th Parliamentary
Tuesday, 13th Public Relations
Wednesday, 14th Quantity Surveyors
Thursday, 15th Junior Organisation Quantity Surveyors' Committee
Friday, 16th Junior Organisation Committee and Supper
Monday, 19th Finance
Tuesday, 20th General Practice
Thursday, 22nd Land Surveyors
Land Surveyors' General Meeting
Friday, 23rd Mining Surveyors
Mining Surveyors' General Meeting
Monday, 26th Elections and Examinations

1962
APRIL :
Monday, 2nd Agriculture and Forestry Council
Ordinary General Meeting
Tuesday, 3rd General Purposes
Tuesday, 10th Educational Policy
Wednesday, 11th Junior Organisation Quantity Surveyors' Committee
Thursday, 12th Land Surveyors
Junior Organisation Committee and General Meeting
Finance
Monday, 16th Quantity Surveyors
Quantity Surveyors' General Meeting
Friday, 20th GOOD FRIDAY
Monday, 23rd EASTER MONDAY
Monday, 30th Elections and Examinations
MAY :
Monday, 7th Agriculture and Forestry Council
Ordinary General Meeting
Tuesday, 8th Professional Practice
Junior Organisation Quantity Surveyors' Committee and General Meeting
Thursday, 10th Public Officers
Friday, 11th Mining Surveyors
Monday, 14th General Practice
Tuesday, 15th Public Relations
Wednesday, 16th Quantity Surveyors
Thursday, 17th Junior Organisation Committee and Annual General Meeting
Monday, 21st Finance
Tuesday, 22nd General Purposes
Standing Committees
Wednesday, 23rd Internal Services
Thursday, 24th Land Surveyors
Monday, 28th Elections and Examinations
Thursday, 31st Parliamentary

JUNE :
Monday, 4th Agriculture and Forestry
Tuesday, 5th Educational Policy
Wednesday, 6th Benevolent Fund
Monday, 11th WHIT MONDAY
Wednesday, 13th Quantity Surveyors
Thursday, 14th Junior Organisation Quantity Surveyors' Committee
Friday, 15th Junior Organisation Committee and Theatre Party
Monday, 18th Council
Annual General Meeting
Council

Annual Conference 1962
At University of Liverpool, 17th-21st July

PROFESSIONAL EXAMINATIONS, 1962

Examinations will be held in 1962 during the periods
19th to 23rd February
12th to 17th March
26th to 30th March

as follows :—

All Sections except Land Surveying
First Examination ... 26th to 30th March
Intermediate Examination 19th to 23rd February
Final Examination ... 12th to 16th March
Direct Membership Examination 12th to 17th March
Land Surveying Section
First Examination ... 26th to 29th March
Intermediate Examination 26th, 27th and 28th March
Final Examination ... 28th, 29th and 30th March
Direct Membership Examination 26th to 30th March
Housing Managers' Certificate Examination
26th to 30th March.

STANDING COMMITTEES OF THE COUNCIL

Session 1961-1962

*The following Members have been invited to serve on the committees listed below.**(NOTE—The President, Senior Vice-President and the Honorary Secretary are ex-officio members of all committees)***Agriculture and Forestry**

Allam, F. W., M.C.
 Bagot, O. R.
 Balch, W. M.
 Bardwell, C. N.
 Beckett, C. N.
 Blacknell, R. E.
 Bowyer, E. B.
 Clark, Col. John, T.D.
 Coker, P. E.
 Dobb, Major E. S.
 Donger, A. D.
 Doorbar, B. A.
 Dudding, P. J.
 Elgar, F. E.
 Farnsworth, W. C., C.B.E.
 Flick, S. G.
 Fraser, M. H. A.
 Harrison, W. M.
 Hazlerigg, The Rt. Hon.
 Lord, M.C.
 Hirst, W. F.
 Judd, Col. G. R., T.D.
 Langton, J. C. P.
 Malmesbury, The Rt. Hon.
 the Earl of, T.D.
 Peacock, R. M.
 Richmond, H. I.
 Strutt, M. F., M.C., T.D., D.L.
 Tanton, D. E.
 Thomas, Robert
 Thornton-Kemsley, Sir Colin,
 O.B.E., T.D., M.P.
 Till, T. R.
 Trumper, P. W.
 Trumper, R. W., C.B.E.
 Wainwright, R. J.
 Walmsley, R. C.
 Wenham, E. G.
 Wheatley-Hubbard, E. R.
 Whitton, Corbett
 Williams, P. F.
 Wright, C. R.
 Yorke, D. J.
 Co-opted
 Proby, Claud (Eire)
 Sutherland, P. T. (Scotland)
 Wilson, R. M. (Scotland)

Neill, G. A.

Pilcher, C. D.
 Rees, W. H.
 Ridge, H. J.
 Robbins, A. R.
 Switzer, J. H. Q.
 Symmons, G. R.
 Taverne, F. E.
 Trumper, P. W.
 Webster, E. R.
 Wells, H. W., C.B.E.
 West, B. S.
 Wooding, O. F.
 Wright, John (Northern
 Ireland)

Chairman, Elections and
 Examinations Committee
 Chairman, Land Surveyors'
 Examinations
 Sub-Committee
 Co-opted
 Brown, Dr. R. Jardine

Lang, W. N. D.

Lucas, L. A.
 Male, D. R.
 Mallett, C. R.
 Mathewson, G. W.
 Moore, G. C.
 Morley, T. W.
 Ridyard, J. W.
 Roberts, A. I. N.
 Rogers, Colonel R. T. L.
 Russell-Davis, J. D.
 Strutt, M. F., M.C., T.D., D.L.
 Sutherland, P. T.
 Sweet, Cyril
 Symonds, R. E.
 Taylor, Donald E.
 Vigers, J. L.
 Walford, G. D.
 Williams, Harold, O.B.E.
 Young, Douglas A.

Summers, J. A.
 Symmons, G. R.
 Symonds, R. E.
 Talbot, R. L.
 Woodhams, James
 Chairman of Standing
 Committees

Hennessey, Captain S. J.,
 O.B.E. (R.N.)
 Hollway, J. R.
 Irving, Rear-Admiral E. G.,
 O.B.E.

Kenney, P. H.
 Miskin, Dr. E. A.

Mott, P. G.
 Munsey, D. T. F.

Noble, Christopher

Rainsford, H. F.

Robbins, A. R.

Rogers, Colonel R. T. L.

Stephenson, Alfred, O.B.E.

Sweeting, E. K. G.

Taverne, F. E.

Chairman or representative of
 Educational Policy

Committee

Chairman or representative of
 Elections and Examinations

Committee

Chairman or representative of
 Mining Surveyors'

Committee

Co-opted

Bomford, Brigadier Guy, O.B.E.

Cheetham, Maj.-Gen.

Geoffrey, C.B., D.S.O., M.C.

Clendinning, James, O.B.E.

Hunter, Dr. J. de Graaf, C.I.E., F.R.S.

Sheppard, V. L. O., C.B.E.

Internal Services

The letters in brackets after the
 members' names indicate the
 Executive Panels of the Com-
 mittee on which they serve, as
 follows :

(L) = Library Executive

(M) = Meetings Executive

(P) = Publications

(T) = Technical Information

and Research Panel

Anstey, B. W. (T)

Aston, P. J. M. (T)

Bailey, C. H. (L)

Battersby, E. J. (M)

Brackett, F. J. H., M.B.E. (T)

Browning, D. I. (L)

Burns, T. E. (P)

Caws, R. B. (T)

Coles, D. A. (P)

Elliott, P. J. (T)

Emeny, Roger (P) (T)

Fanshawe, R. G. (L)

Farnes, C. S. (M)

Gadd, Arthur (P)

Gillett, A. H. P. (P)

Hanbury-Bate, Lt.-Col. A. R. (L)

Hatfield, J. P. (P)

Hood, A. G. (M)

James, Wm. (Present)

Chairman

Jenkin, K. R. C. (M)

Jones, J. H. Emlyn, M.B.E. (M)

Kenney, C. E. (L)

Langton, J. C. P. (L)

Law, E. G. (L) (T)

Laws, P. G. (P)

Lichfield, Dr. Nathaniel (T)

McDaniels, E. J. C. (M)

Morris, V. E. A. (T)

Morton, D. J. (P)

Needham, M. J. (L)

Outer, E. G. (M)

Parrinder, E. R. (T)

Poole, P. M. (T)

Randall, Kenneth (M)

Read, W. N. (L)

Richards, B. L., G.M. (M)

Ritchie, D. F. (M)

Sanders, K. M. (M)

Smith, E. Morley (P)

Smith, J. Francis (T)

Switzer, J. F. Q. (T)

Sykes, G. D. (T)

Taylor, D. E. (P)

Toy, P. H. (M)

Vigers, J. L. (M)

Wainwright, E. J. (L)

Wardell, Kenneth (T)

Wardhaugh, David (T)

Wells, H. W., C.B.E. (T)

Wheeler, C. R. (P)

Wix, J. D. (M)

Wooding, O. F. (P)

Young, E. Rutherford (P)

Chairmen or Liaison Officers

of Overseas Branches whilst in

the U.K.

Mining Surveyors

Alexander, George

Bailey, C. H.

Banks, H. F., M.B.E.

Bellis, J. E.

Bent, Jack

Booth, A. H.

Burrows, B. B. B.

Carmody, Lt.-Col. P. J.

Dean, J. W.

England, N. E.

Hamilton-Russell, E. C.

Hassall, E. R.

Hays, Ronald

Howells, Idris

Lee, S. G.

Levitt, Eric

Lindsey, H. G. A.

Maddox, W. D.

Ogden, Herbert

Ogilvie, David

Palmer, N. R.

Phillips, H. J. W.

Rees, E. S.

Roberts, J. N.

Rogers, Allen

Sheppard, J. S., O.B.E.

Smedley, Norman

Spencer, L. H.

Stewart, Charles

Thomson, John

Watson, L. H.

West, L. J.

Wooding, O. F.

Co-opted

Beilby, R. B., M.C.

Killick, Sir Alexander, C.B.E., D.S.O., M.C.

Parliamentary

Bishop, W. T.

Bowyer, C. P., T.D.

Brackett, W. R., O.B.E., T.D.

Bull, W. E. A.

Coombes, G. A., M.C.

Davies, L. F.

Edwards, John A., C.B.E.

Fielding, J. L.

Fleury, F. G., O.B.E.

Frazer, H. A.

Gilliet, Sir Edward

Glenny, K. E. B., O.B.E.

Goodbody, W. S.

Goodwin, D. J.

Heap, Desmond

Finance

Balch, W. M.
 Barr, J. W. G.
 Chesshire, J. H. C., M.C.
 Clutton, R. H.
 Coombes, G. A., M.C.
 Every, C. T., C.B.E.
 Fenn, A. S.
 Fleury, F. G., O.B.E.
 French, A. H.
 Gilbard, R. D. E.
 Glenny, K. E. B., O.B.E.
 Goodbody, W. S.
 Gritten, D. M., M.B.E.
 Johnson, Peter
 King, H. James, O.B.E.

Land Surveyors

Brown, Major-General R. L., C.B., C.B.E.
 Browning, D. I.
 Downton, Major-General A. H., C.B.E., A.D.C.
 Hamilton, A. D.
 Harris, Brigadier L. J., C.B.E.
 Harrison, William

COMMITTEES

Hughes, J. W.
Kimber, A. R.
Marr-Johnson, Kenneth
Matt, F. J.
Moore, C. C.
Nardeccia, T. J.
Northern, R. I.
Pearn, B. D. C.
Pinkerton, J. Cassels, C.B.E., M.C.
Postlethwaite, J. L.
Preston, W. J.
Shott, C. D., M.C.
Stedman, D. W.
Stiles, H. D. S., T.D.
Summers, J. W.
Sutcliffe, P. F.
Walmsley, R. C.
Webb, W. G.
Wells, H. W., C.B.E.
Williams, S. S.

Professional Practice and Disciplinary

Biscoe, Guy
Bishop, W. T.
Bowyer, C. P., T.D.
Cattermole, E. C.
Cheshire, J. H. C., M.C.
Chesterton, O. S., M.C.
Clark, Colonel John, T.D.
Clutton, R. H.
Coates, G. L.
Cobb, A. G. S., M.B.E.
Dixon, G. W.
Elsworthy, J. Gordon
Farnsworth, W. C., C.B.E.
Gadd, Arthur
Gillet, A. H. P.
Harris, J. C.
Heywood, G. H.
King, H. James, O.B.E.
Osborne, J. G.
Richmond, H. I.
Rowlinson, P. E.
Scott, H. Lacy, T.D.
Stewart, E. P., C.B.E.
Wainwright, E. J.
Walford, G. D.
Williams, Harold, O.B.E.

Public Officers
Atkinson, J. J.
Atkinson, Sir Kenneth
Bailey, H. E.
Bellis, J. M.
Blessley, K. H., M.B.E.
Cave, F. J.
Chamberlain, Kenneth
Cook, J. G.
Ebbutt, W. A., T.D.
Edwards, George
Emeny, Roger
Hadfield, C. N.
Hayward, C. E. R., C.B.E.
Lunn, Roland
Menzies, Robert, O.B.E.
Morgan, G. F. J.
Morris, V. E. A.
Palmer, E. Hurry
Reed, Lt-Col H. O., O.B.E.
Rice, M. F.
Ridge, Fred
Rothwell, W. H.
Shott, C. D., M.C.
Stewart, E. P., C.B.E.
Taylor, R. S.
Thomas, S. S.
Timmis, H. H. E., M.B.E.
Webb, W. G.
Wheeldon, G. S., C.B.E.

Public Relations
Brock, R. A. S.
Brooks, J. T. A., C.B.E.
Browning, D. I.
Carter, M. A.
Christie, Miss Cleone
Clarke, J. T.
Collins, B. J., C.B.E.
Coombe, G. A., M.C.
Craig, J. C.
Dann, Clifford
Davies, H. G.
Davies, R. G.
de Silva, W. R.
Dunbar, J. G.
Edgson, P. S.
Elias, W. Harvey
Gadd, Arthur
Gillet, A. H. P.
Grafton, P. W.

Greening, H. E.
Hart, J. T.
Hobbs, W. A.
Lewis, Geoffrey A.
Mildred, R. H.
Mills, E. F.
Morgan Arthur
Norton-Fagge, F. G., T.D.
Nunn, D. W.
Pinkerton, J. Cassels, C.B.E., M.C.
Sweet, Cyril
Wix, J. D.

Quantity Surveyors

Baker, C. F.
Bendle, D. J., M.B.E.
Bradshaw, J. H.
Brett-Jones, A. T.
Budd, R. D.
Burrell, J. A.
Cannell, J. B.
Culley, A. J.
Dale, K. K.
Davies, R. G.
Davson, A. W., O.B.E.
Durrant, Louis
Fanshawe, R. G.
Harris, E. N., A.F.C.
Hill, J. M. Cuthbertson
Holdsworth, A. P.
Hyams, Frank
James, William
Killick, A. H.
King, C. R.
Menzies, Robert, O.B.E.
Nisbet, James
Osborne, J. G.
Pank, P. R.
Parrinder, E. R.
Patterson, L. C.
Smith, E. Morley
Stewart, E. P., C.B.E.
Sweet, Cyril
Vale, G. T.
Walford, G. D.
Williams, H. Ll. G.

Co-opted

Aston, J. Gordon (Ire)
Craigie, James (Scotland)
Gooding, H. W., O.B.E.
(N. Ireland)
Wilson, David (Scotland)

THE CHARTERED SURVEYOR

JUNIOR ORGANISATION COMMITTEE

Chairman
*Poole, P. M. (Agriculture)

Vice-Chairman
*Gillet, A. H. P. (London)

Honorary Secretary
*Brock, R. A. S. (London)

Committee

Beauchamp, D. M. W. (London)
Norris, C. R. M. (London)
Outen, E. G. (Middx)
Parker, R. H. (Northumb.)
Pearn, B. D. C. (Sussex)
Stewart, A. R. M. (Scotland)
Sutcliffe, P. F. (Lancs)
Williams, D. M. T. (S. Wales)
Williams, H. S. (Devon)
Wright, C. R. (Rural Essex)

Land Surveyors Representative
Hollwey, J. R.

Mining Surveyors Representative
Bent, Jack

Quantity Surveyors Representatives
Brend, A. G.
Bryden, J. A.

Past Chairman, *Ex-officio member of the Committee*

*Clutton, R. H.

* Member of Council.

Junior Organisation Quantity Surveyors' Committee

The following members were elected in the ballot for the J.O.Q.S. Committee. *Metropolitan Section* : Messrs. J. A. Bryden, George Elliott, Giles Every, R. W. Hayward, C. R. M. Norris, J. H. M. Sims, and B. W. Widger. *Provincial Section* : Messrs. John Bramham (Area D), A. G. Brend (Area A), D. P. Collins (Area C), F. C. Henshaw (Unattached), J. R. Laxton (Unattached), J. A. Lovegrove (Unattached), and M. D. Quartermain (Area B).

The following have been elected Officers for the Session 1961-62. *Chairman* : Mr. J. H. M. Sims. *Vice-Chairman* : Mr. J. A. Bryden. *Honorary Secretary* : Mr. George Elliott.

BRANCH OFFICERS 1961-2

The following Branch Officers have been elected for the session 1961-62 :—

Branch	Chairman	Hon. Sec.	* Branch	Chairman	Hon. Sec.
Beds and Herts	J. B. I. Scott	J. P. Stevens	Salop, Hereford and Mid-Wales	A. R. Kimber	A. F. Daborn
Bucks, Bucks and Oxon	D. J. Morton	G. D. Adams	Scotland	David Wardhaugh	E. R. Webster
Cumberland and Westmorland	J. T. Hart	A. L. Hutchinson	North Staffordshire	Herbert Ogden (re-elected)	V. J. Renaudon
Devon and Cornwall	A. J. Culley	L. A. N. Whitell	Surrey	D. W. Stedman	P. D. Scott
Essex Rural	A. W. Green	N. H. Deacon	Sussex	James Woodhams	R. J. Botting
Glos, Somerset and N. Wilts	L. F. Davies	R. H. Mildred	North Wales and Monmouth	F. J. Matt	P. R. V. Watkins
Hants, Dorset and S. Wilts	S. W. J. Tanner, OBE	K. R. C. Jenkin	Warwick, Worcs, and S. Staffs	J. H. C. Cheshire, MC	P. R. Jones
Northern Ireland	John Wright	W. F. Mitchell	Yorkshire	Claude Henderson	F. A. Richardson
Kent	F. J. Linnington	G. G. Langridge	Ghana	Oldrych Balcar	E. A. Abbam
Lancs, Cheshire and Isle of Man	D. E. L. Jones	A. T. Fisher	Kenya	John Luxton	J. R. Walshe
Leicester, Northants and Rutland	A. J. Harrison	L. S. Northen	Nigeria	R. B. McVilly	A. W. McLeod
London City and Eastern	G. W. Mathews	K. M. Sanders	Northern Rhodesia	R. A. Johnson	J. H. Dickson
London North Western	T. W. Morley	E. R. Real	Tanganyika	C. W. Hindle	C. E. Hunter
London South Western	J. T. A. Brooks, CBE	A. T. Brett-Jones	Uganda	W. D. Russell	J. R. Penney
Middlesex and Urban Essex	W. N. Read	J. T. Robinson	Hong Kong	K. B. Allport	A. F. Pipe
Notts, Lincs and Derby	R. G. Davies	G. T. Harlow	Singapore	I. A. Keates	Derrick Morris
			East Canadian Committee	T. C. Williams	R. J. Bower
			West Canadian Committee	P. J. M. Clifton	N. E. Gibson

